

FOR LEASE

7/8, 6610 - 71 STREET
RED DEER, AB





About the Property

Available for immediate possession, this 4,800sf end cap industrial double unit is ideally located in Golden West, offering quick access to major roadways including Highway 11, Johnstone Drive, 67th Street, and the QEII Highway.

The unit features a mainly open concept layout with a spacious front area, equipped with three washrooms, and a demised warehouse at the back. Its flexible design is easily customizable to suit a variety of business needs.

Zoned I1, this property boasts paved common parking in the front and a proportionate share of the above-average sized gravel yard at the back, providing a nice combination with the square footage of the unit along with the large yard area.

This is an excellent opportunity for businesses seeking a functional and accessible industrial space in a strategic location. The unit's immediate availability ensures a smooth transition for your operations. Don't miss out on establishing your business in the thriving Golden West industrial area.

LEGAL DESCRIPTION

Plan 0125593, Block 1, Lot 5

UNIT SIZE

4,800 SF

LOCATION

Golden West

ZONING

I1 - Industrial Business Service

LEASE RATE

\$12.50 PSF

ADDITIONAL RENT

\$4.25 PSF

TOTAL MONTHLY RENT

\$6,700.00 + GST

POSSESSION

Immediate

Unit Details

UNIT SIZE

4,800 SF

POSSESSION

Immediate

LOADING

(2) 12' x 14' Overhead Doors (Not powered)

HVAC

- › Radiant Heating (Front Area and Shop)
- › Exhaust Fans
- › Forced Air Heating

CEILING HEIGHT

23'10" - 25' approx.

LIGHTING

Upgraded LED

DRAINAGE

Double Compartment Sumps

YARD

Shared portion of large graveled common yard

OTHER FEATURES

- › Open front area
- › Demised back warehouse
- › (3) washrooms
- › Metal cladding on shop walls to approx. 8'



Floor Plan

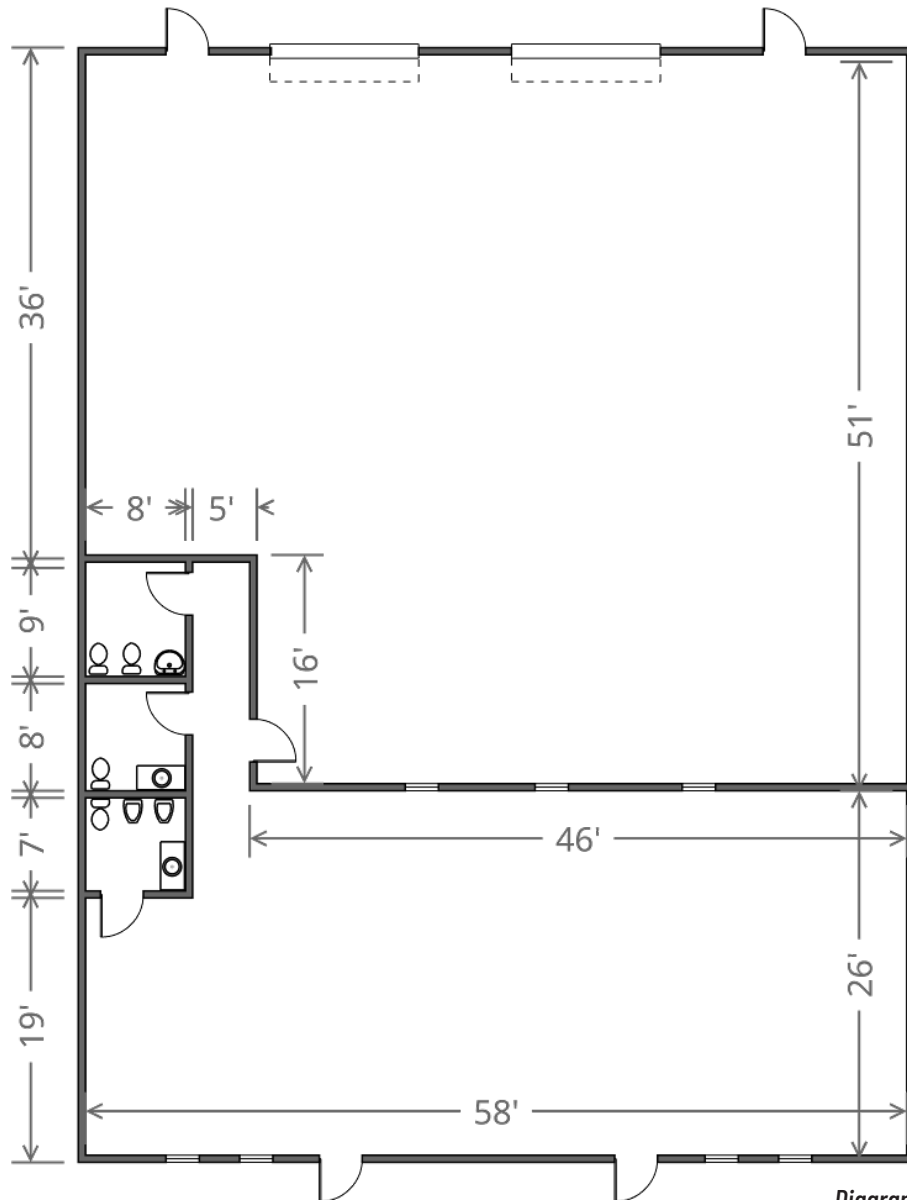


Diagram may not be accurate



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