

29 Queensgate Crescent, Red Deer, AB

# ±59,239 Square Foot Distribution Centre **For Lease**

Rare state-of-the-art dock load facility available for lease, starting at 16,614 SF.

**Blair McArthur**

Associate Vice President  
+1 403 391 0669  
blair.mcarthur@colliers.com

**Josh Magnussen**

Senior Vice President | Partner  
+1 403 771 2064  
josh.magnussen@colliers.com



# Property Overview

<b>Zoning</b>	I1 Industrial (Business Service) District
<b>District</b>	Queens Business Park
<b>Total Available Area</b>	±59,239 SF
<b>Average Bay Size</b>	55' x 155'
<b>Lighting</b>	LED
<b>Loading</b>	12 (9'x10') manual Dock with mechanical levelers 8 (18'x20') electric Drive-In
<b>Floor</b>	8" slab
<b>Walls</b>	10" engineered pre-cast sandwich panels
<b>Roof</b>	EPDM with R30 insulation
<b>Clear Height</b>	28'
<b>Sprinklers</b>	ESFR
<b>Heating</b>	Gas fired unit heaters in warehouse with radiant heat over loading doors RTU unit to service office premises
<b>Parking</b>	72 Stalls
<b>Asking Lease Rate</b>	Market
<b>Operating Costs</b>	\$5.00 PSF (est. 2023)
<b>TI Allowance</b>	Negotiable
<b>Available</b>	Q2 2024



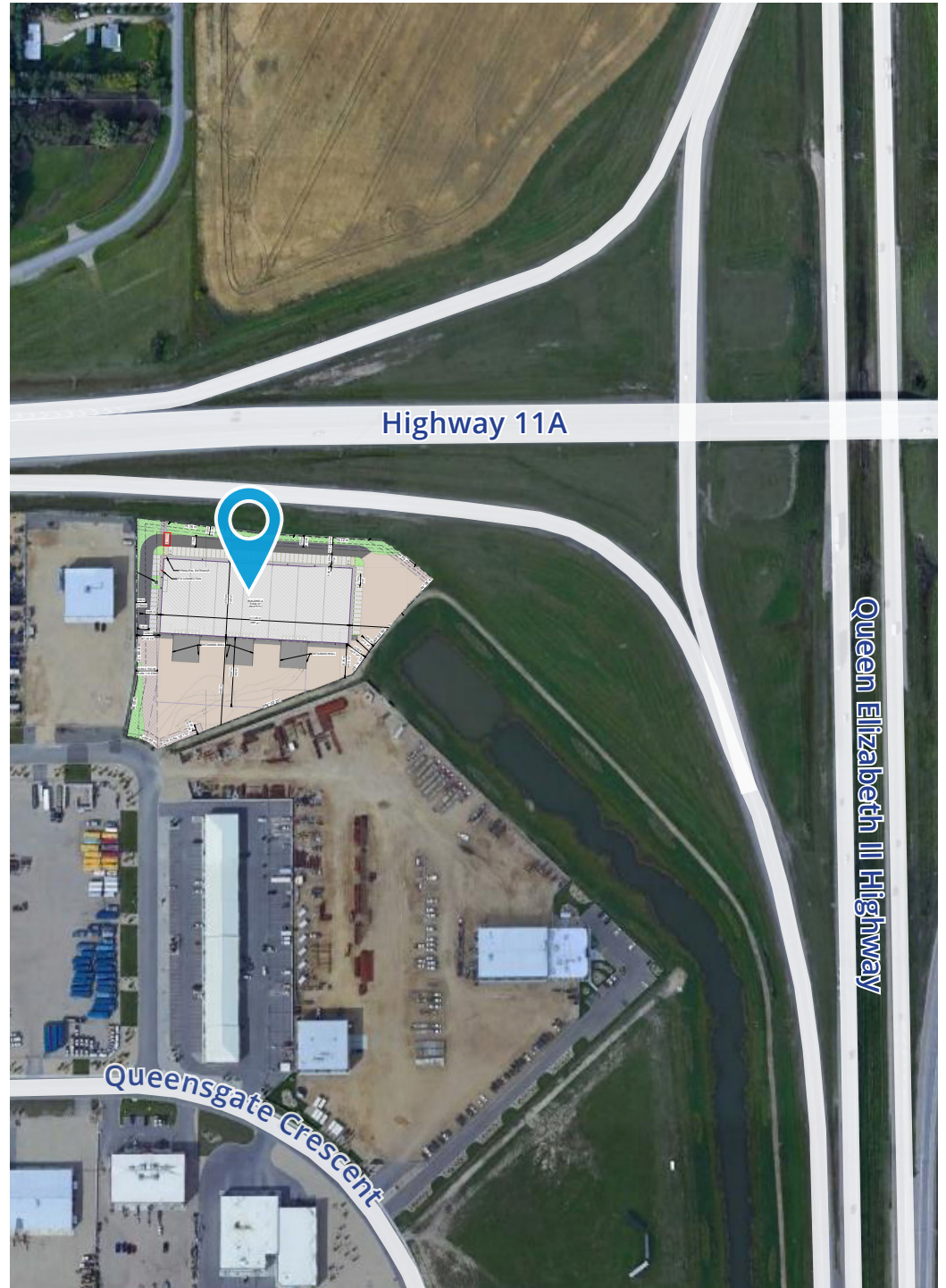
17 minute drive to the Red Deer Regional Airport



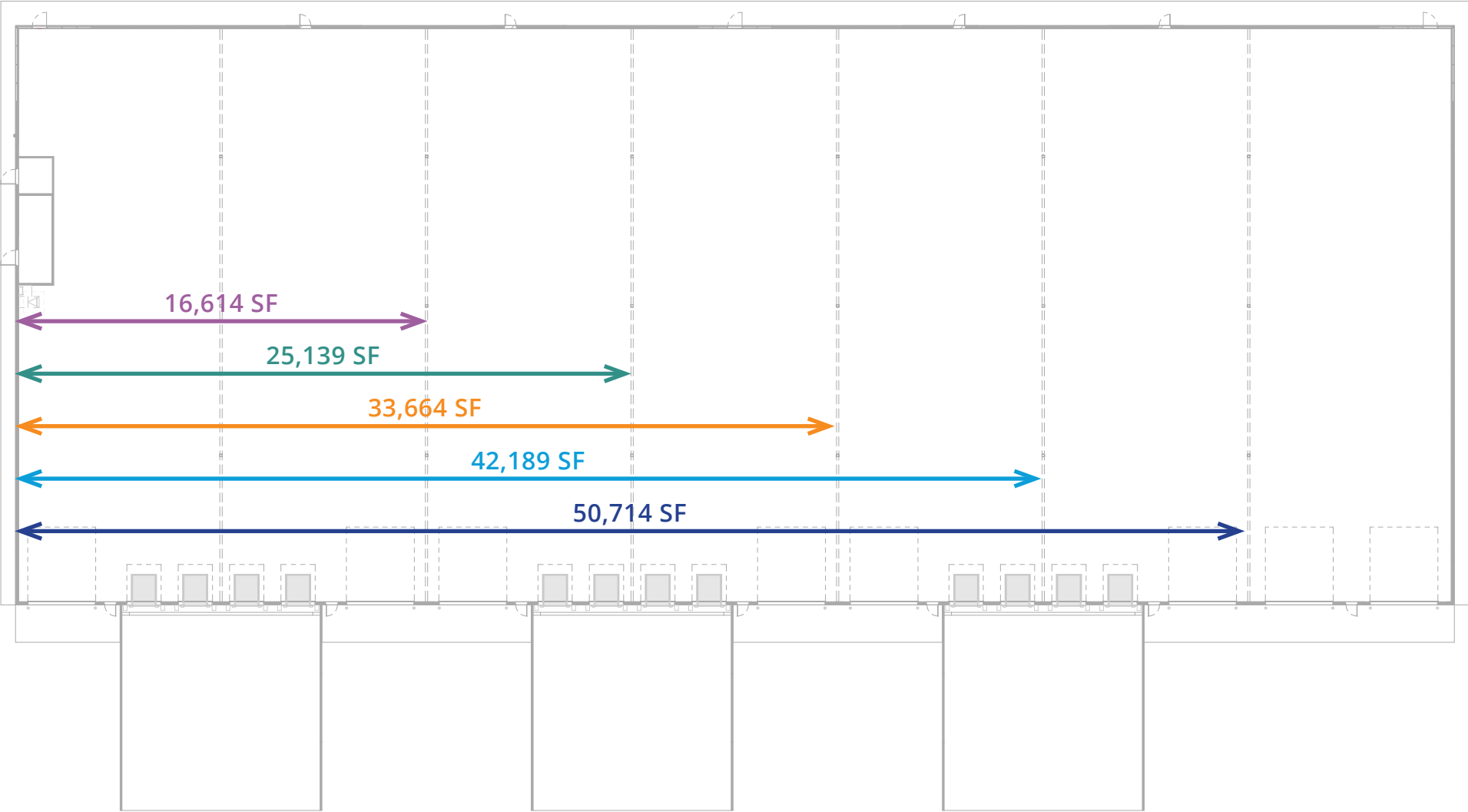
Easy access to the QEII highway with only one controlled intersection



Calgary | 1 hour, 20 minutes  
Edmonton | 1 hour, 8 minutes

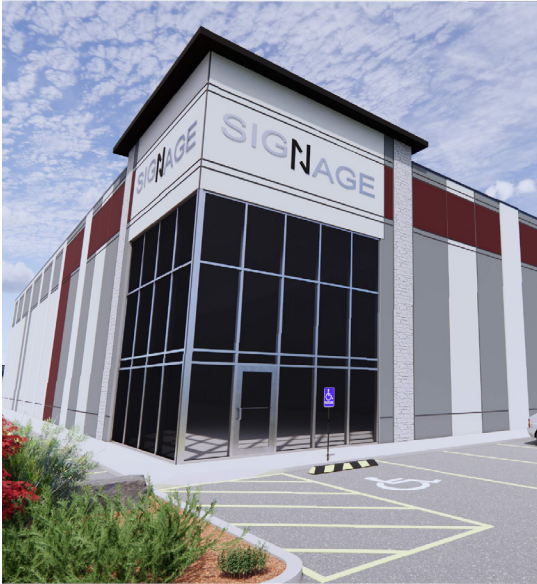


# Building Plan



- 4 dock, 2 drive-in
- 6 dock, 3 drive-in
- 8 dock, 4 drive-in
- 10 dock, 4 drive-in
- 12 dock, 6 drive-in

# Renderings



# Location & Access

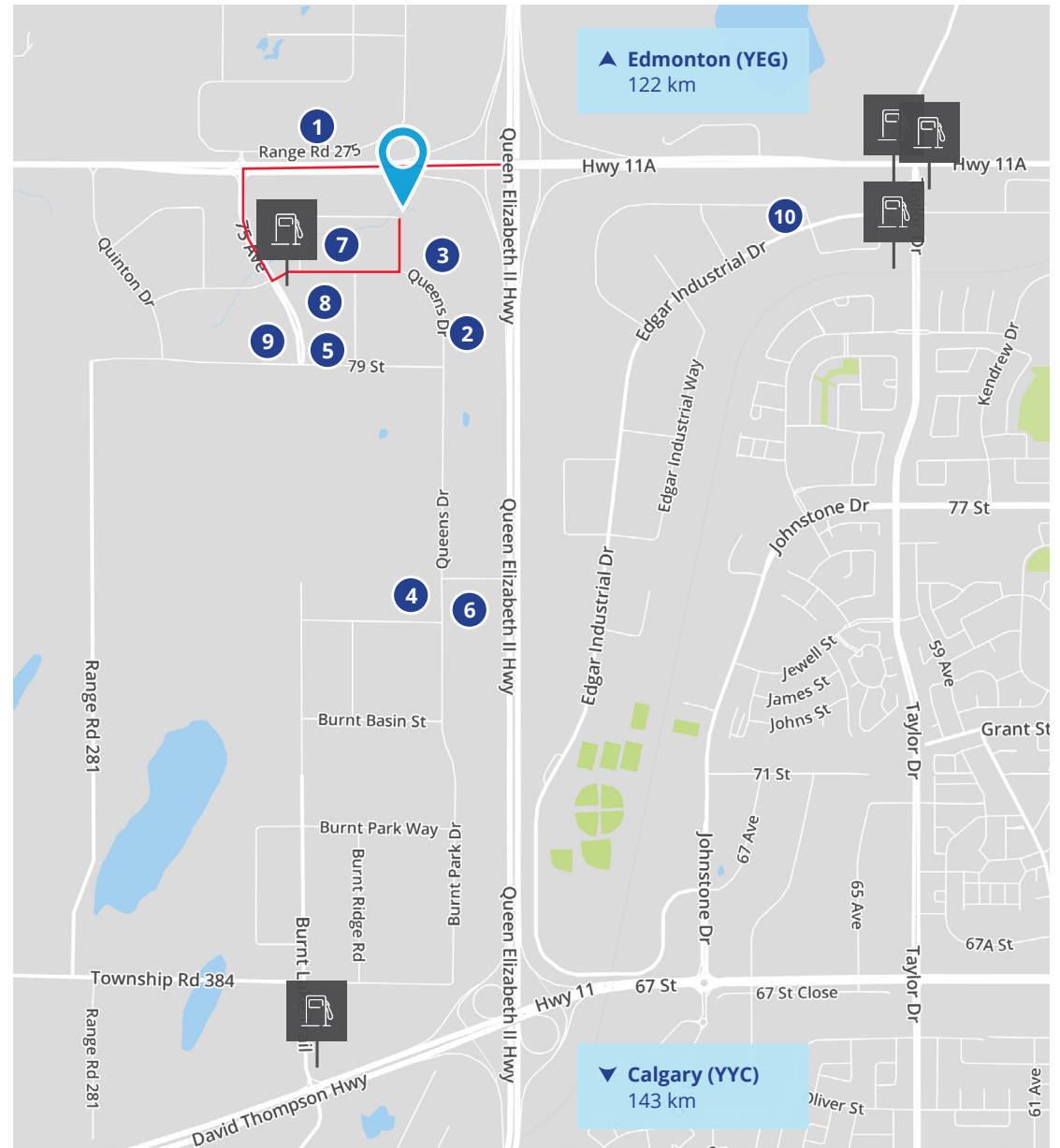


29 Queensgate Crescent, Red Deer, AB

- |    |                             |
|----|-----------------------------|
| 1  | Blue Grass Nursery          |
| 2  | Leavitt Machinery           |
| 3  | Purolator                   |
| 4  | FedEx                       |
| 5  | Loomis Express              |
| 6  | Brandt Tractor              |
| 7  | Gregg Distributors          |
| 8  | Fort Garry Industries       |
| 9  | Glover International Trucks |
| 10 | Fountain Tire               |

 Gas or Service Station

- Excellent corner location situated directly on QEII & Hwy 11A in the Queens Business Park
- Additional trailer parking / outside storage
- High profile signage opportunities with direct exposure to the QEII highway
- The property is fully customizable and can accommodate a variety of size & functional requirements





29 Queensgate Crescent, Red Deer, AB

**Blair McArthur**

Associate Vice President  
+1 403 391 0669  
blair.mcarthur@colliers.com

**Josh Magnussen**

Senior Vice President | Partner  
+1 403 771 2064  
josh.magnussen@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. CMN Calgary Inc.

[collierscanada.com](https://www.collierscanada.com)