



Unit 1, 158 Queens Drive, Red Deer, Alberta

Industrial Office & Yard For Sublease

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Property Overview

Civic Address	Unit 1, 158 Queens Drive, Red Deer
Legal Address	Plan: 1224725 Block: 3 Lot: 5
Location	Queens Industrial Park
Zoning	I1 - Industrial Business Service
Rentable Area	± 2,560 SF
Parking	11 Dedicated Surface Stalls
Signage	Yes
Yard Size	Negotiable
Fibre Optic	Yes
Sublease Rate	\$15.00 PSF Gross
Land Lease Rate	\$0.75 PSF
Available	Immediately



Excellent
Visibility to
Queens Drive



Easy Access to
Major Thoroughfares
Including HWY 11A
and the QEII



Available secured,
Heavy Compacted
Yard area is
Negotiable



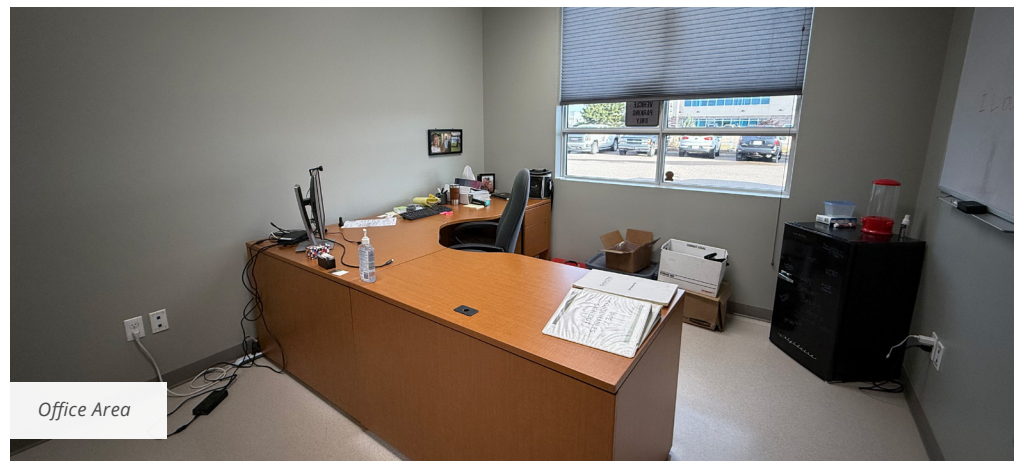
Turn-key Office
Area is Move-in
Ready



Reception Area



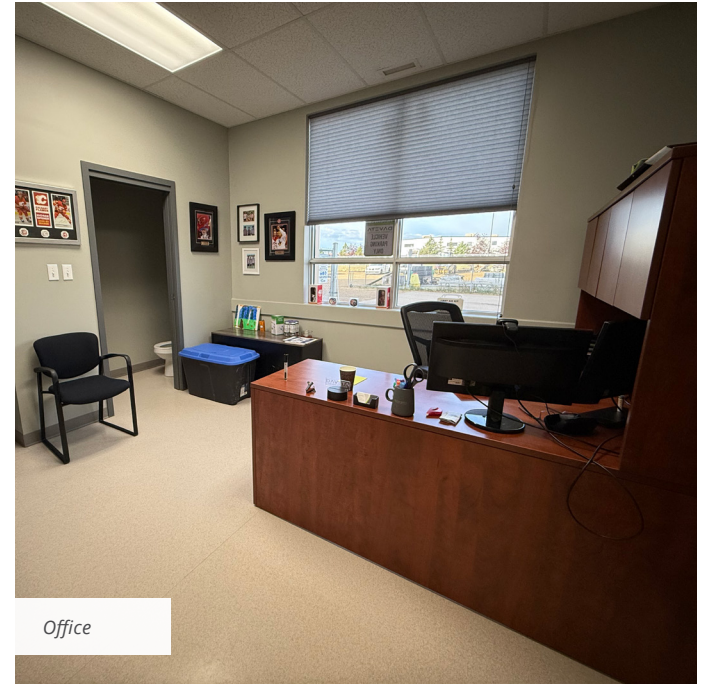
Waiting Area



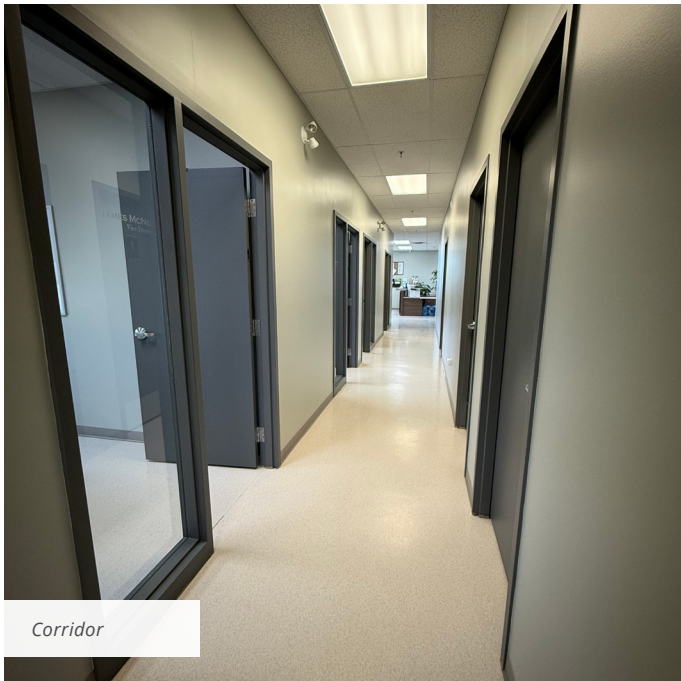
Office Area



Features natural light



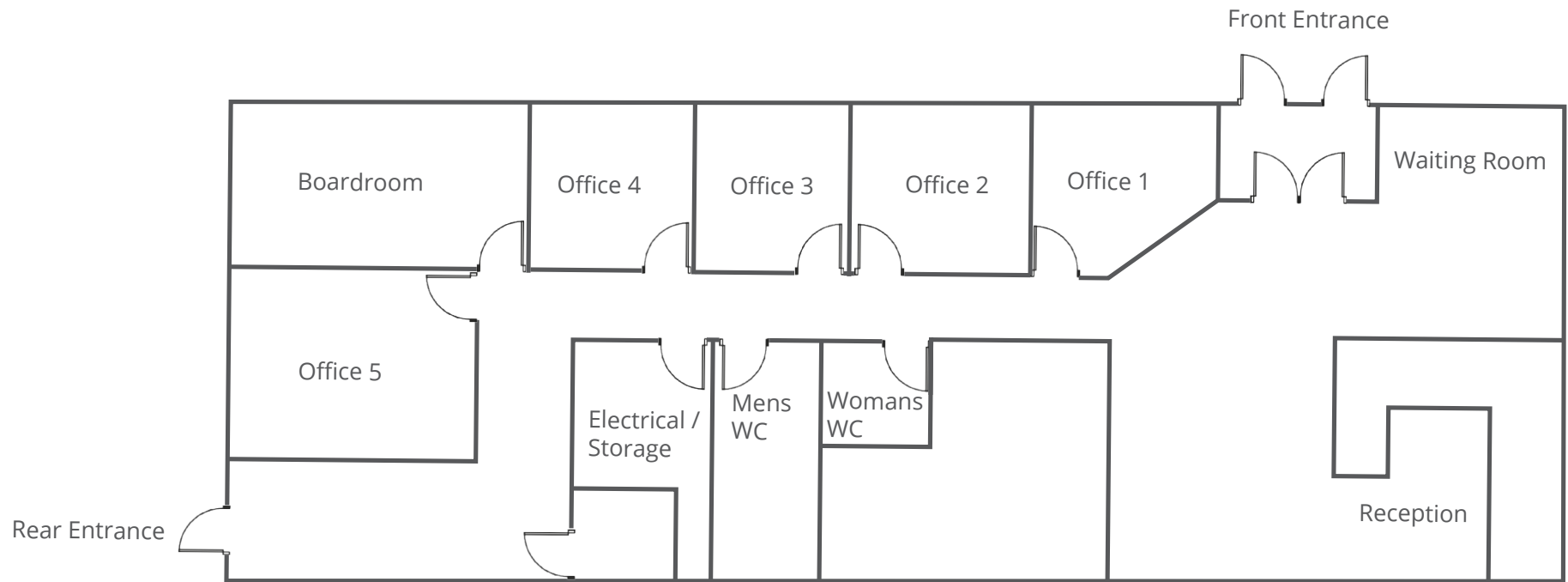
Office



Corridor



Floor Plan



Highlights

- Excellent visibility to Queens Drive
- Easy access to major thoroughfares including HWY 11A and the QEII
- Available secured, heavy compacted yard area is negotiable
- Turn-key office area is move-in ready

±2,560
square feet available

An aerial photograph of an industrial park. The image shows several large industrial buildings, parking lots filled with vehicles and trucks, and some green spaces. A blue location pin is placed on a building in the center-right. Labels in blue boxes with white text identify several businesses: Excel Welding & Fabrication, West Country Pump & Filtration Ltd, Gregg Distributors, Solo RV, Purolator, Monster Truck Wash, IFR Workwear, Co-Op Cardlock, and Glover International. The streets 75th Avenue, Queens Drive, and Quinn Avenue are also labeled. The Colliers logo is in the top left corner.

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Excel Welding &
Fabrication

West Country Pump &
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Gregg Distributors

Solo RV

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