

# FOR LEASE

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**6850 52 AVENUE  
RED DEER, AB**





## About the Property

This industrial multi-tenant building in Red Deer presents a prime leasing opportunity with three units available. Each unit is designed to support a wide range of business operations, making it a versatile choice for various industries.

Strategically located for optimal accessibility, the property provides quick access to/from Highway 2A via Gaetz Avenue and the David Thompson Highway, with the QEII Highway just minutes away. This ensures efficient transportation links for both supply chain and customer access.

The units are designed to accommodate a diverse range of industrial activities, supported by I1 zoning. This designation allows for an extensive array of uses including Industrial Support Services, manufacturing, processing, distribution, repair and servicing, rental of articles, and warehousing, making it an adaptable space for businesses in different sectors.

A paved entrance and parking area provide ample surface stalls, addressing the need for significant parking space for employees and visitors. This feature, coupled with the property's strategic location and versatile zoning, positions it as an ideal choice for businesses looking to establish or expand their presence in a central and accessible location within Red Deer's bustling industrial sector.

### LEGAL DESCRIPTION

Plan 2221380, Block 3, Lot 23

### UNIT SIZES

2,600 SF - 11,200 SF

### LOCATION

52nd Avenue Corridor

### ZONING

I1 - Industrial (Business Service) District

### LEASE RATE

\$12.00 PSF

### ADDITIONAL RENT

\$4.00 PSF

### MONTHLY RENT

Starting at \$3,466.67 + GST

### POSSESSION

Immediate/Negotiable

## Unit 1

Explore a prime industrial bay in the multi-tenant complex, featuring four large drive-in loading doors and interior ramp access to raised dock/trailer loading. This unit also includes a convenient front reception/office build-out. Outside, enjoy exclusive surface parking in a paved lot. Elevate your operations with this versatile space.

### UNIT SIZE

11,200 SF

### MONTHLY RENT

\$14,933.33 + GST

### LOADING

(4) 12' x 16' Drive-In doors with sunshine panels and interior dock loading (*raised interior warehouse*)

### HVAC

Radiant Heat

### CEILING HEIGHT

22' (approx.)

### LIGHTING

Hi-Bay

### YEAR BUILT

1973

### DRAINAGE

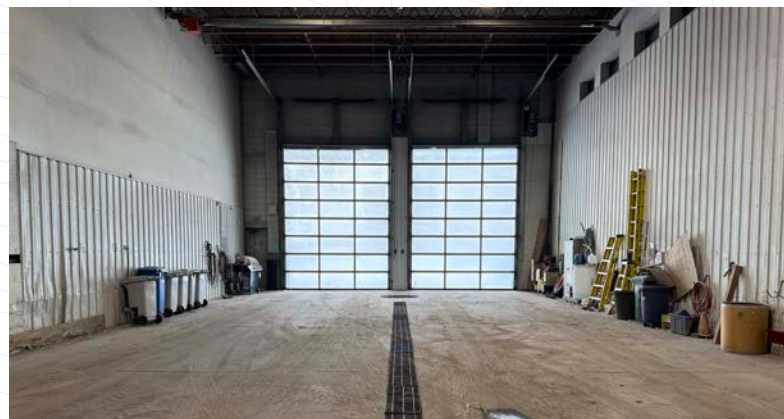
Trench

### POSSESSION

Negotiable

### FEATURES

- › Bathroom
- › Storage Room
- › Break Room
- › Large Office/Work Area
- › Storage Mezzanine



## Unit 2

The unit has been well maintained, features two drive-in loading doors ensuring a professional environment for your business operations. Inside, discover a high-quality build-out featuring a small storage mezzanine and a bathroom for added convenience. Outside, a paved entrance and parking area provide ease of access and ample parking space. Don't miss out on this exceptional industrial unit, perfect for businesses seeking functionality and quality.

### UNIT SIZE

2,600 SF

### MONTHLY RENT

\$3,466.67 + GST

### LOADING

(2) 12' x 16' Drive-In doors

### HVAC

Radiant Heat

### CEILING HEIGHT

22' (approx.)

### LIGHTING

Fluorescent

### YEAR BUILT

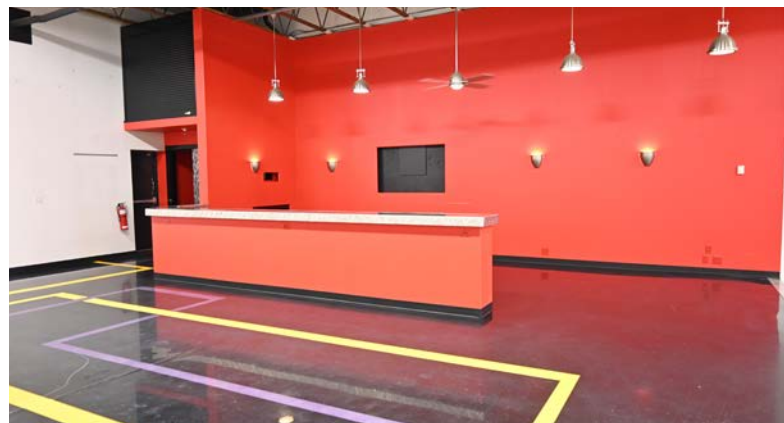
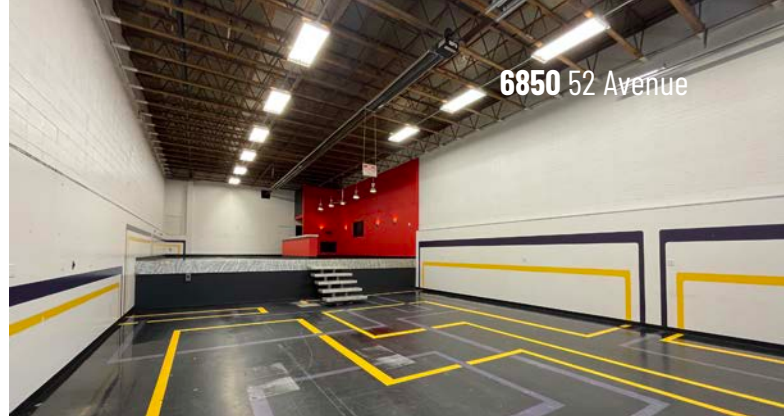
1973

### POSSESSION

Immediate

### FEATURES

- › Developed Storage Mezzanine
- › Bathroom
- › Open Shop Area



## Unit 7

Discover this immaculately maintained 2,600 SF industrial unit in the vibrant hub of Red Deer. This attractively finished space features a well-appointed office, convenient bathroom, and a versatile open work area. Additionally, a storage mezzanine offers extra storage capacity. With a small bay area measuring 21'x21' and a convenient loading door, this unit caters perfectly to various business needs. Enjoy direct exposure to 52 Avenue, ensuring visibility and accessibility.

### UNIT SIZE

2,600 SF

### MONTHLY RENT

\$3,466.67 + GST

### LOADING

(1) 12' x 14' O/H Door

### HVAC

Radiant Heat

### CEILING HEIGHT

22' (approx.)

### LIGHTING

Fluorescent

### YEAR BUILT

1973

### POSSESSION

Immediate

### FEATURES

- › Waiting Area
- › Office
- › Storage Room
- › Bathroom
- › Storage Mezzanine





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