



FOR LEASE

6779 65TH AVENUE, RED DEER, AB



LOCATION

Golden West



LEASE RATE

Base Rent: Market (*main floor only*)
NNN: \$4.35 PSF



ZONING

I1 - Light Industrial



LEGAL DESCRIPTION

Plan 0422888, Block 1, Lot 8



YARD AREA

2.25 Acres
**up to 4 additional acres available*



TOTAL UNIT SIZE

11,400 SF
*+2nd Floor Office Development
(no extra charge)*

PROPERTY DETAILS

Excellent opportunity to lease a well maintained freestanding light industrial building in the Golden West neighbourhood. Situated on a desirable corner lot, this building features 100' drive thru bays, direct yard access, ample office space and tons of natural light. Potential to obtain an additional 4 acres if needed. Quick access to all the major highways.

Notable businesses in the surrounding area include: Baron Oilfield Supply, KAM Excavating, Canalta Controls, YQF Supplies and Alberta Parking Lot Services.

FEATURES

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65th Avenue
Red Deer, AB

- SITE SIZE:** 2.25 Acres
- LOADING:** (3) 16'x18' O/H Door Drive Thru Bays
- POWER:** 400A/240V; 3 Phase
- LIGHTING:** Hi-Bay
- HVAC/MECHANICAL:** Radiant, New Heat Exchanger
- DRAINAGE:** Trench and Compartment Sumps
- CEILING HEIGHT:** 23' Approx
- YARD:** Fully graveled and fenced with rolling gates. Energized parking stalls on the north side of the fence.
- YEAR BUILT:** 2006
- AVAILABLE:** Negotiable
- PROPERTY TAXES:** \$31,602 (2022)
- MAIN FLOOR:**
- › Large Reception Area
 - › Natural Light, Lots of Windows
 - › Foreman's Offices just off reception & shop access
 - › (3) Washrooms - 2 large with locker rooms attached
 - › Reception Kitchenette
 - › Men's locker room has direct yard access
- SECOND FLOOR:**
- › Multiple offices
 - › Boardroom with built in Cabinetry and Sink
 - › Multiple Stairwell Entrances
 - › Training Room
 - › Intercom System
 - › (2) Washrooms
 - › Coffee/Copier/Work Area

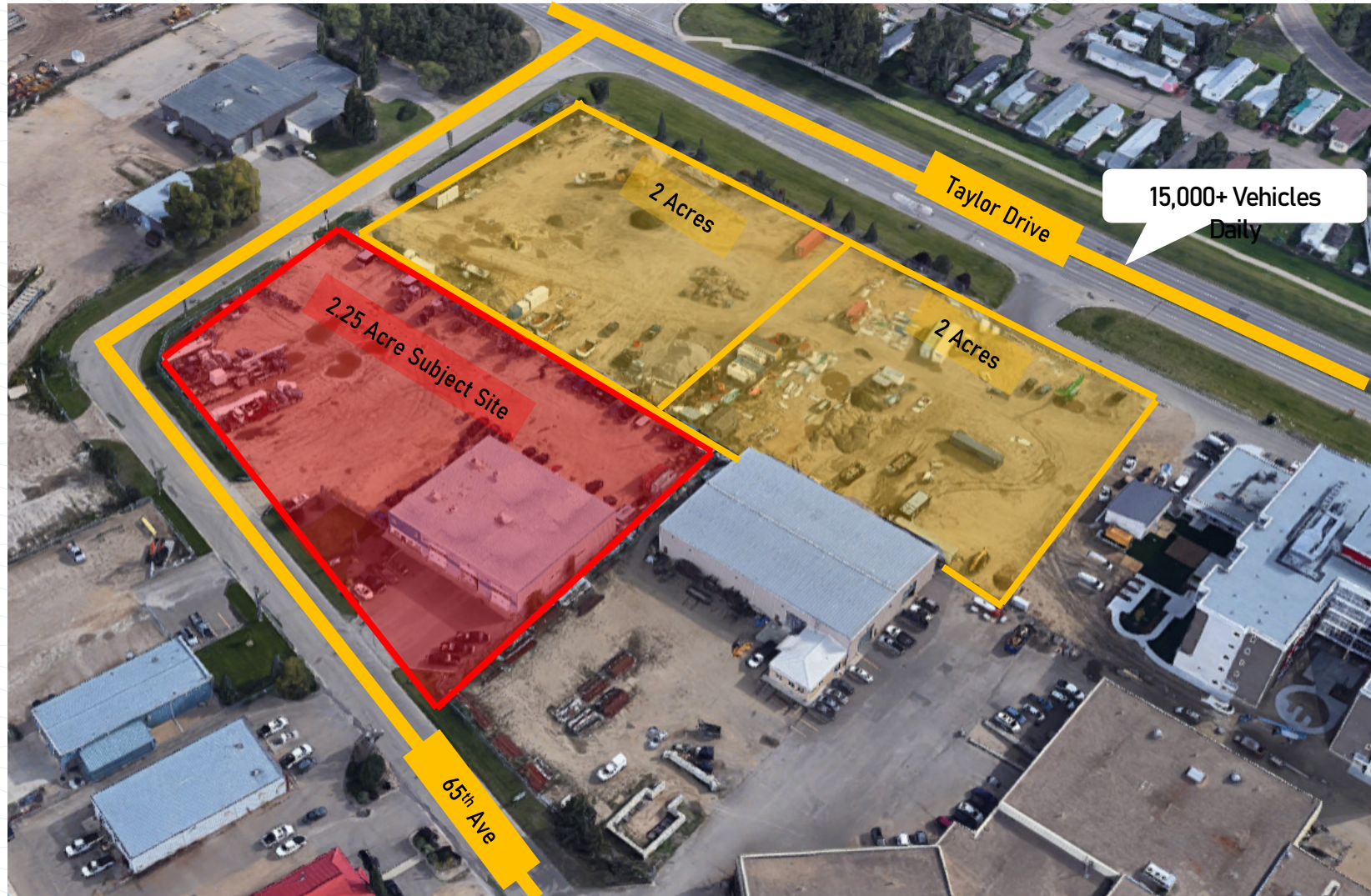




SITE AERIAL

6779

65th Avenue
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