



Lease Rate:

\$15.00 PSF

±10,000 SF
On 2.36 Acres

Blair McArthur

Associate Vice President

+1 403 391 0669

blair.mcarthur@colliers.com

Freestanding Industrial Building on 2.36 Acres For Lease

41 Queensgate Crescent, Red Deer, AB

Accelerating success.



CMN Calgary Inc.

Property Overview

Municipal Address	41 Queensgate Crescent Red Deer, AB
Location	Queens Industrial Park
Main Office	± 900 SF
2 nd Floor Office	± 900 SF
Warehouse	± 9,100 SF
Total Area	± 10,000 SF
Site Size	2.36 Acres
Ceiling Height	28' Clear
Cranes	10-Ton Capable
Loading	7 Drive-In (16'x18') - 3 Drive-Thru 1 Drive-In
Power	200A, 208V (TBV) - Up To 800A
Make-Up Air	Rooftop - 6,000 CFM (TBV)
Drainage	Double Compartment Sumps Slot Drains
Op. Costs	\$4.80 PSF (Est 2023)
Lease Rate	\$15.00 PSF
Available	Negotiable

Building Features



3 Drive-Thru & 1
Drive-In Bay



Direct Highway
11A Exposure



10-Ton Crane
Capability



Up To 800A Power
Capacity



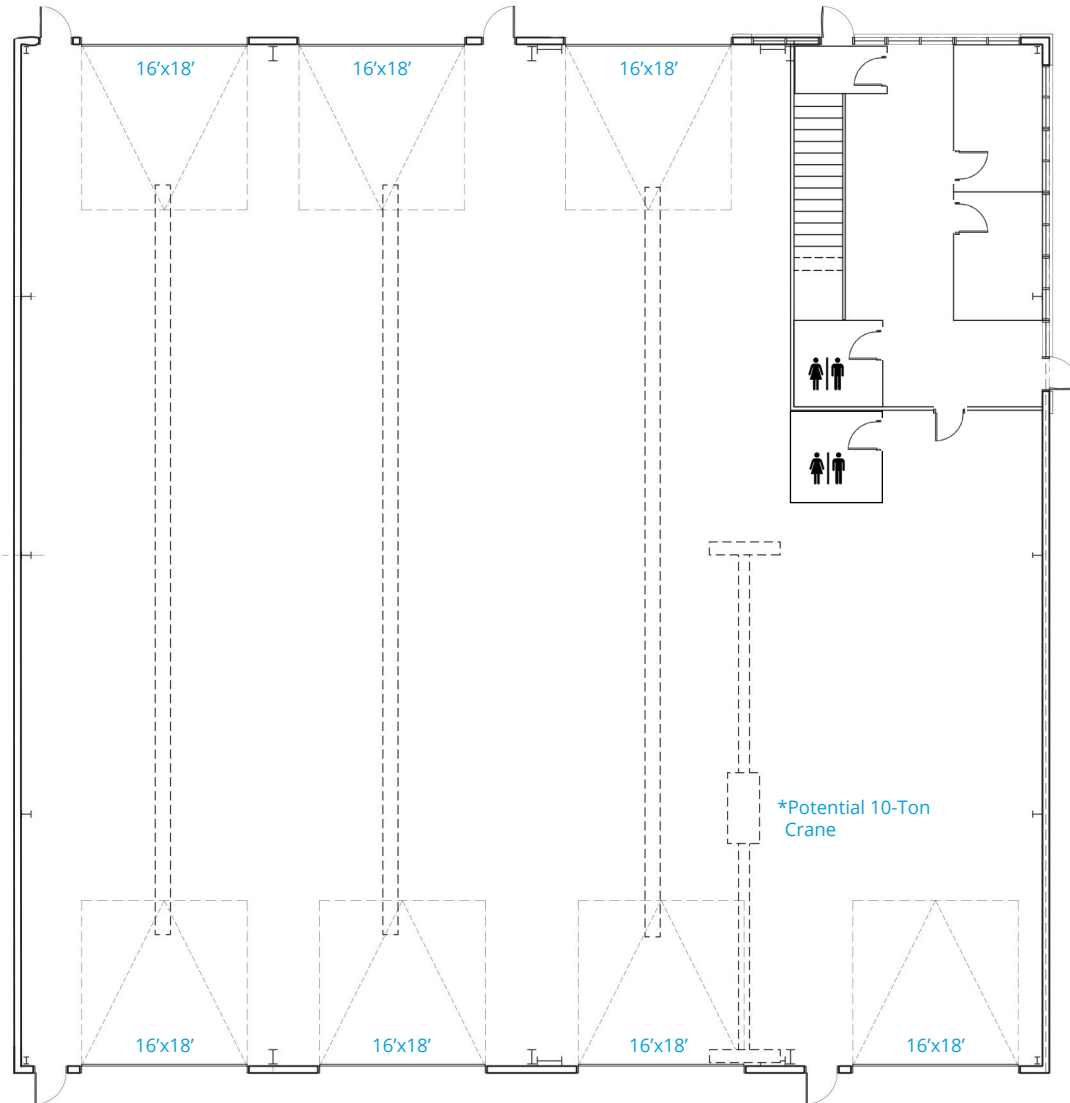
Attractive Small Office
Area Over Two Floors

Site Plan

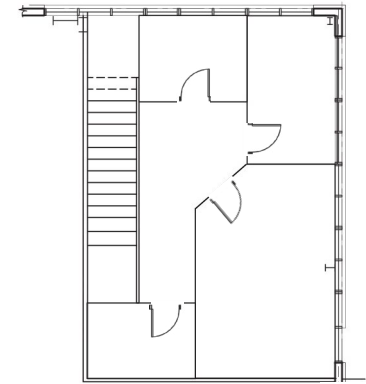


Floor Plans

Main Floor



Second Floor





Site Aerial



Loading Doors



North Facing



Excellent Signage Options



Boardroom



Kitchenette



Main Floor



Warehouse



Warehouse



75th Avenue

Highway 11A

Queen Elizabeth II Highway

41 Queensgate Crescent, Red Deer, AB

Blair McArthur

Associate Vice President
+1 403 391 0669
blair.mcarthur@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). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. CMN Calgary Inc.



Accelerating success.