



FOR LEASE

6850 52 Avenue
Red Deer, AB



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#103, 4315 - 55 Avenue
Red Deer, AB T4N 4N7
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PROPERTY Details

LOCATION

52nd Corridor

MUNICIPAL ADDRESS

6850 52 Avenue, Red Deer, AB

LEGAL DESCRIPTION

Plan 2221380, Block 3, Lot 23

ZONING

IC - Industrial/Commercial (Mixed Use) District

UNIT SIZES

2,600 SF - 11,200 SF

LEASE RATE

~~\$12.00 PSF~~ **\$10.00 PSF**

ADDITIONAL RENT

\$4.50 PSF

YEAR BUILT

1973

PARKING

Fully Paved Parking (Additional street parking available)

POSSESSION

Immediate

PROPERTY OVERVIEW

Industrial space available in a 29,400 SF multi-tenant building, with Units 1, 3, and 7 currently available ranging from 2,600 SF to 11,200 SF. Unit 1 also offers the flexibility to be divided into two smaller units.

Zoned IC - Industrial/Commercial (Mixed Use) District, the property provides flexibility for a variety of industrial and commercial uses. Each unit features an overhead door, while the property offers a fully paved front entrance, ample surface parking, and a fenced and gated rear yard. The functional design accommodates a range of operational needs, including warehousing, distribution, repair services, and light manufacturing.

Ideally located in Red Deer's active industrial corridor, the property offers excellent access to Gaetz Avenue, Highway 2A, the David Thompson Highway, and the QEII, providing convenient transportation and connectivity for businesses.



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. *Potential to be demised into two separate units.*

UNIT SIZE

5,600 SF - 11,200 SF

MONTHLY RENT

\$6,766.67 - \$13,533.33 + 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

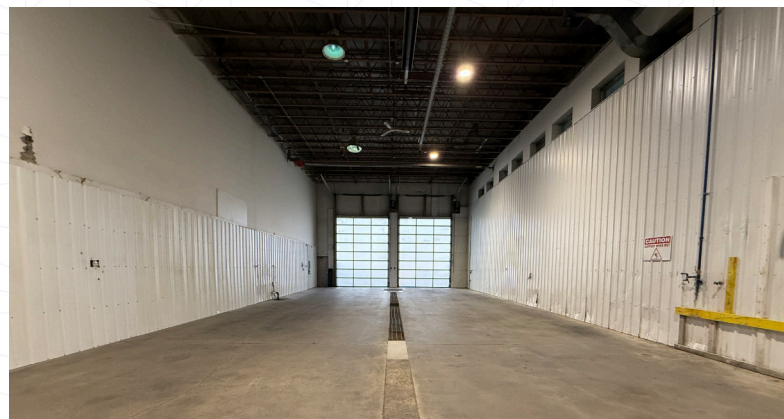
Trench

POSSESSION

Negotiable

FEATURES

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



Unit 3

2,600 SF industrial unit featuring an interior raised loading dock platform with a built-in shop office and restroom. The space offers two overhead doors, shared common parking, and immediate possession, making it an excellent option for a variety of industrial and commercial uses.

UNIT SIZE

2,600 SF

MONTHLY RENT

\$3,141.67 + GST

LOADING

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

HVAC

Forced Air Heater

CEILING HEIGHT

22' (approx.)

LIGHTING

Hi-Bay LED

YEAR BUILT

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DRAINAGE

Double Compartment

POSSESSION

Immediate

FEATURES

- › Bathroom
- › (2) Private Offices
- › Storage Mezzanine



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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

\$3,141.67 + GST

LOADING

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

HVAC

Radiant Heat

CEILING HEIGHT

22' (approx.)

LIGHTING

Fluorescent

YEAR BUILT

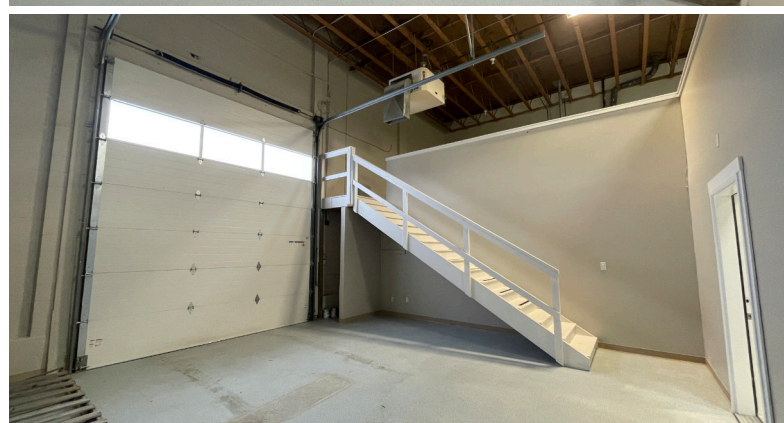
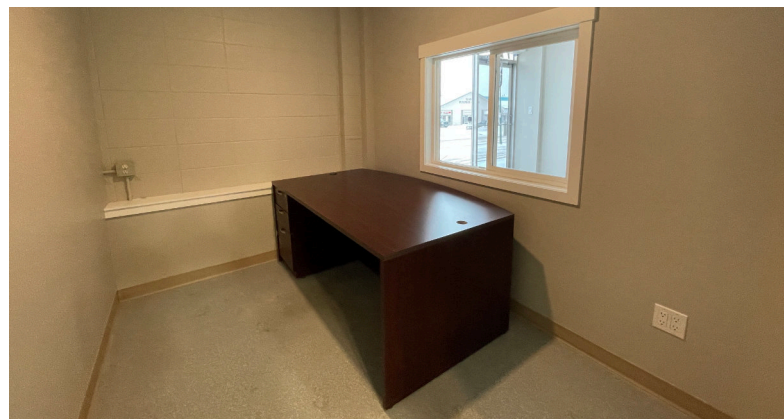
1973

POSSESSION

Immediate

FEATURES

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





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