



FOR LEASE

102, 498 McCoy Drive
Red Deer County, AB



Kelly Babcock
Broker/Partner
403.314.6188
kelly@salomonscommercial.com

#103, 4315 - 55 Avenue
Red Deer, AB T4N 4N7
www.salomonscommercial.com

PROPERTY Details

LEGAL DESCRIPTION

Plan 1721571, Block 3, Lot 4

UNIT SIZE

8,010 SF

LOCATION

McKenzie Industrial Park

ZONING

MI - Medium Industrial District

LOADING

(2) 16' x 18' O/H Doors

(1) 16' x 18' Wash Bay

YARD

Fully Paved and Fenced

LIGHTING

Fluorescent

DRAINAGE

Double Compartment Sump

HVAC

Forced Air/Radiant

LEASE RATE

\$13.00 PSF

ADDITIONAL RENT

\$4.25 PSF

MONTHLY RENT

\$11,514.38 + GST

POSSESSION

Immediate

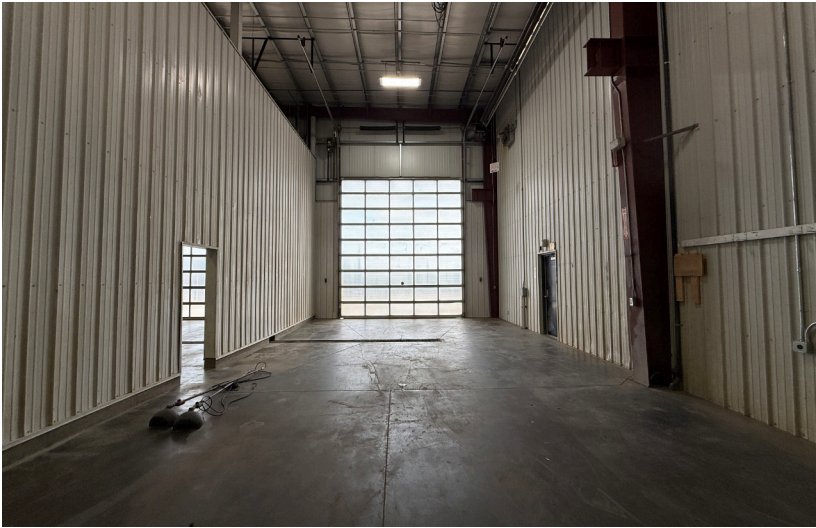
About the Property

This 8,010 SF industrial unit is located in McKenzie Industrial Park, situated on McCoy Drive with exposure to 40th Avenue. Built in 2015, the property offers a practical layout well suited for a range of industrial, service, and distribution users.

The front office area features four private offices, a reception area, server room, and two kitchenettes, providing a well-developed administrative component. The developed mezzanine includes a training room and offers additional usable space for staff, storage, or workspace needs.

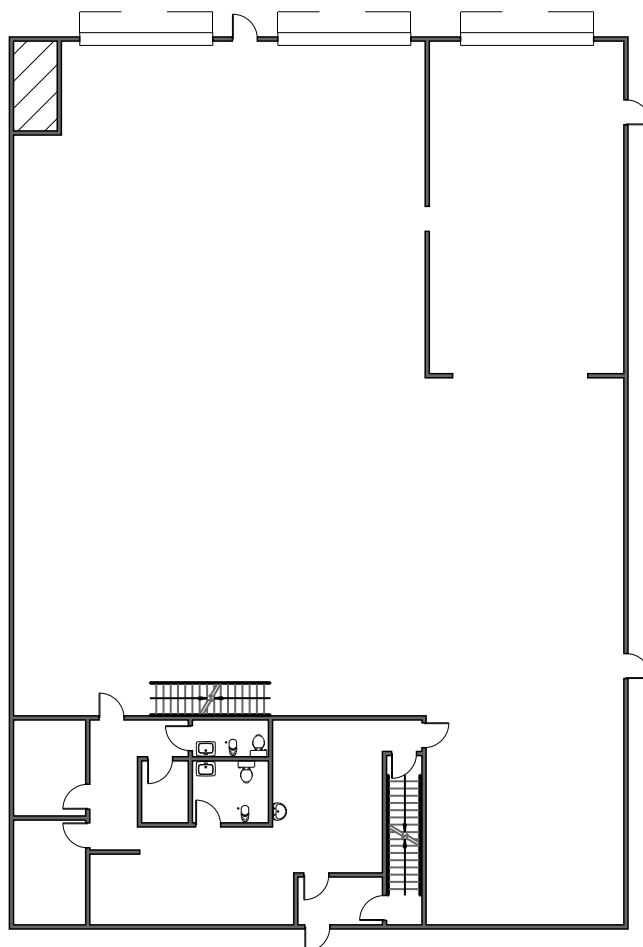
The bright and open shop area benefits from large windows providing ample natural light throughout the workspace. The unit includes two drive-in bays with sunshine panels, as well as a wash bay to support daily operations.

A large, fully paved and fully fenced yard provides excellent exterior storage, equipment parking, and additional operational space, offering valuable functionality for businesses requiring secure outdoor storage. With MI zoning and quick access to 19th Street, 40th Avenue, and the QEII Highway, this property is well positioned for businesses requiring strong connectivity within Red Deer's industrial market.

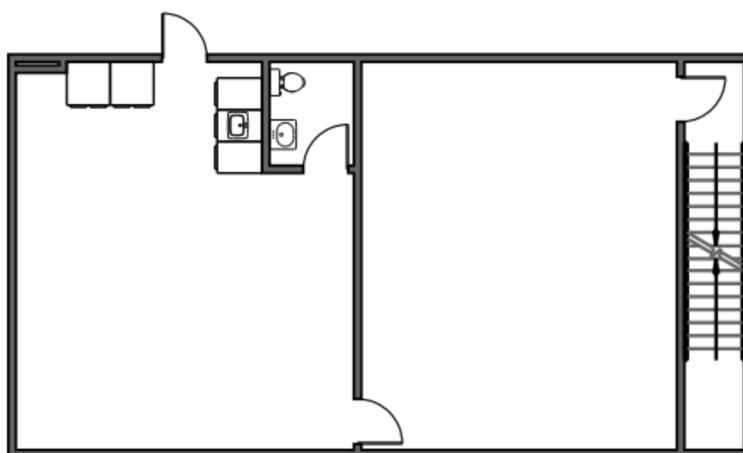


Floor Plan

Main Floor - 8,010 SF



Developed Mezzanine - 1,271 SF





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#103, 4315 - 55 Avenue Red Deer, AB T4N 4N7
www.salomonscommercial.com

Kelly Babcock
Listing Agent
403.314.6188
kelly@salomonscommercial.com

Davin Kemshead
Associate
403.314.6190
davin@salomonscommercial.com

Brett Salomons
Partner
403.314.6187
brett@salomonscommercial.com

Max Field
Associate
403.314.6186
max@salomonscommercial.com

Mike Williamson
Associate
403.314.6189
mike@salomonscommercial.com

Jordan Krulicki
Associate
403.314.6185
jordan@salomonscommercial.com

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