



FOR LEASE

412 Liberty Avenue

Red Deer County, AB



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PROPERTY Details

LOCATION

Gasoline Alley West

LEGAL DESCRIPTION

Plan 0420838, Block 3, Lot 6

ZONING

C2 - General Commercial District

UNIT SIZES

4,199 SF - 62,025 SF

LEASE RATE

\$7.00 PSF - \$15.00 PSF (see table for more details)

ADDITIONAL RENT

\$4.00 PSF (est.) - Utilities included

CEILING HEIGHT

18' - 21' Clear

LIGHTING

Fluorescent

HVAC

Make-up Air

SPRINKLERED

Yes

LOADING

Drive in Doors and loading docks (sizes to be con-

POSSESSION

Immediate

PROPERTY OVERVIEW

This 144,516 SF freestanding industrial building on 6.99 acres in Gasoline Alley West is now available for lease only. Located on a prominent, fully paved corner lot, the site offers excellent access to QEII Highway, Leva Avenue, Highway 2A, and McKenzie Road—ideal for warehousing, logistics, or industrial use.

The building includes dock loading, a common shared yard, and ample on-site parking. Zoned C2 (General Commercial District), the property supports a variety of commercial and industrial uses.

The remaining available space is open warehouse—offering flexible configuration and ready to be demised into smaller units, as shown on the attached floor plan. Previously leased units have been demised, demonstrating the building's adaptability to multi-tenant occupancy.

Main Floor Industrial Bays (Proposed Layouts):

Unit 104: 11,711 SF

Unit 107: ~16,707 SF (includes a loading dock & garage door)

Unit 108: ~16,707 SF

Unit 110: ~11,679 SF

Unit 112: 16,933 SF (includes a loading dock and grade level door)

Second Floor Office Space:

Unit 203: 4,199 SF

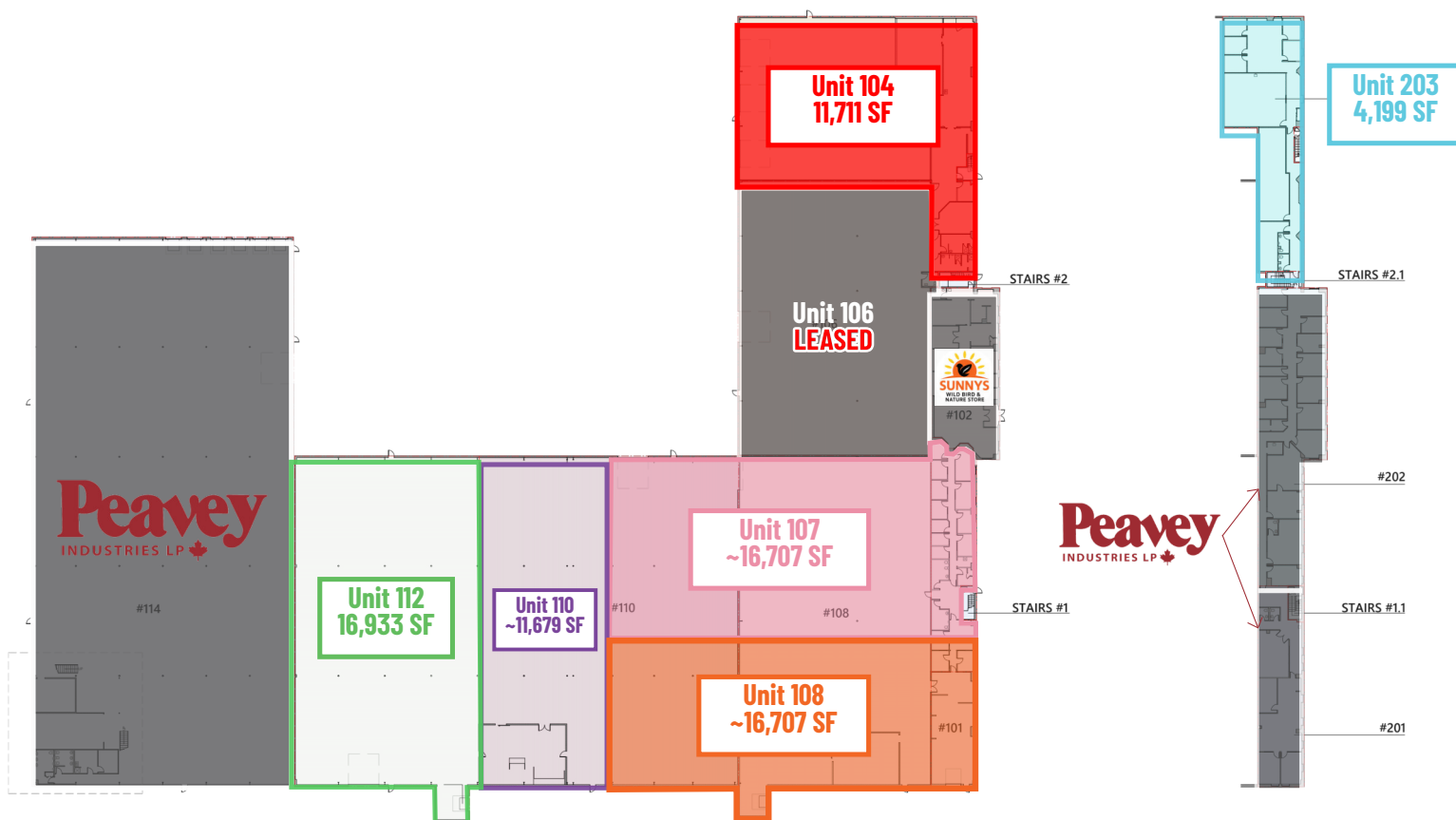
Located adjacent to Costco in one of Central Alberta's most active commercial corridors, this is a rare opportunity to lease functional, high-exposure industrial and office space in Gasoline Alley West.



POTENTIAL DEMISING PLAN

MAIN FLOOR

SECOND FLOOR



This site plan is for illustrative purposes only. Certain units are proposed to be demised, and all unit sizes shown are approximate and subject to change without notice.

Unit	Size (SF)	Lease Rate	Additional Rent	Monthly Rent	Availability
104	11,711	\$15.00 PSF	\$4.00 PSF (est.)	\$18,542.42 (est.)	Available
107	~16,707 (approx.)	\$15.00 PSF	\$4.00 PSF (est.)	\$26,452.75 (est.)	Available
108	~16,707 (approx.)	\$15.00 PSF	\$4.00 PSF (est.)	\$26,452.75 (est.)	Available
110	~11,679 (approx.)	\$12.00 PSF	\$4.00 PSF (est.)	\$15,572 (est.)	Available
112	16,933	\$12.00 PSF	\$4.00 PSF (est.)	\$22,577.33 (est.)	Available
203	4,199	\$7.00 PSF	\$4.00 PSF (est.)	\$3,849.08 (est.)	Available



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