

4089 77 Street

Red Deer, Alberta

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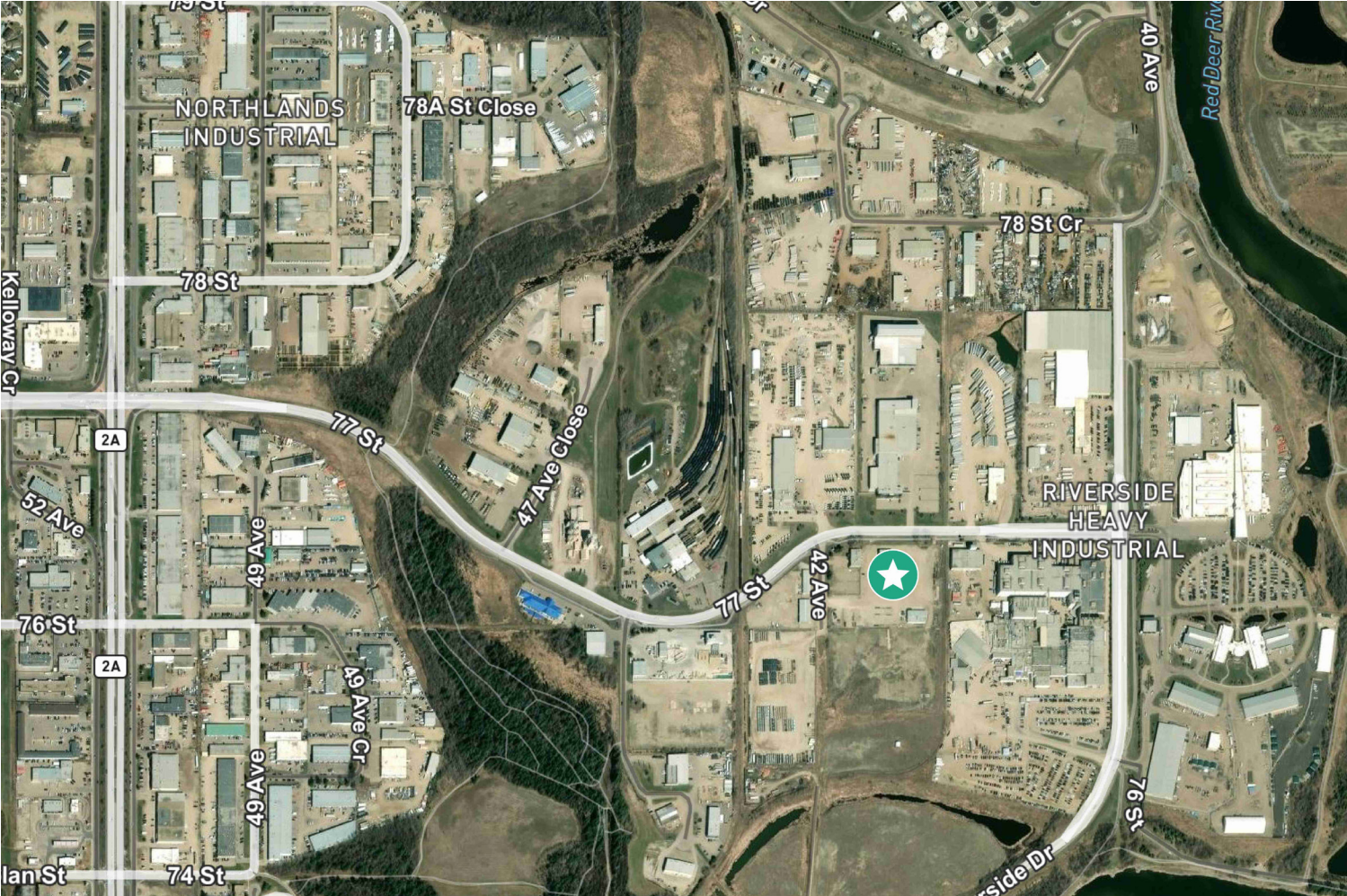
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±28,000 SF on 6.49 Acres For Lease in Riverside Heavy Industrial



4089 77 Street

Red Deer, Alberta | T4P 2T3



Rentable Area	Service Building:	±22,000 SF	*Estimated, TBC
	Shop Building:	±6,000 SF	
	Total Rentable Area:	±28,000 SF	
Site Size	6.49 Acres		
Zoning	I-2 (Heavy Industrial Zone)		
Loading	Main Building: 18 x Drive-in Shop Building: 2 x Drive-in Total: 20 x Drive-in		
Ceiling Height	Main Building: 24'-26' Shop Building: 12'-14' Clear		
Crane Hook Height	TBC		
Power	TBC		
Cranes	2 x 10 Ton Overhead Cranes		
Operating Costs	Self-managed		
Lease Rate	\$13.00 PSF		
Availability	Immediate		

I-2

Zoning

6.49

Site Size (Acres)

\$13.00

Lease Rate (PSF)

Property Highlights

- + ±28,000 SF across two buildings including a ±22,000 SF service facility and ±6,000 SF shop/outbuilding on 6.49 acres
- + Additional office building on site not included
- + Functional industrial site featuring dedicated wash bays, storage areas, service areas, lunchroom, locker rooms and minimal office area integrated within the service building
- + Dedicated wash bay, parts storage areas, welding area, and office space integrated within the service facility
- + Exceptional loading capacity with a total of 20 drive-in doors (18 in the service building and 2 in the outbuilding)
- + Direct exposure to 77 Street with easy access to HWY 2A, HWY 11A, HWY 2 and the broader Central Alberta market
- + Located in Airdrie's Riverside Heavy Industrial node

SHOP BUILDING

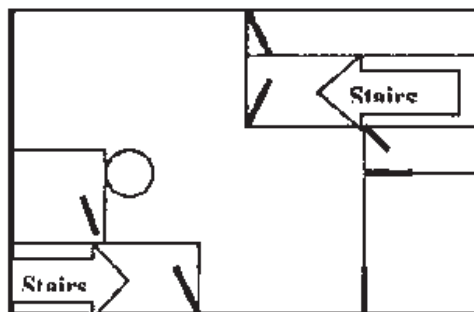


MAIN BUILDING

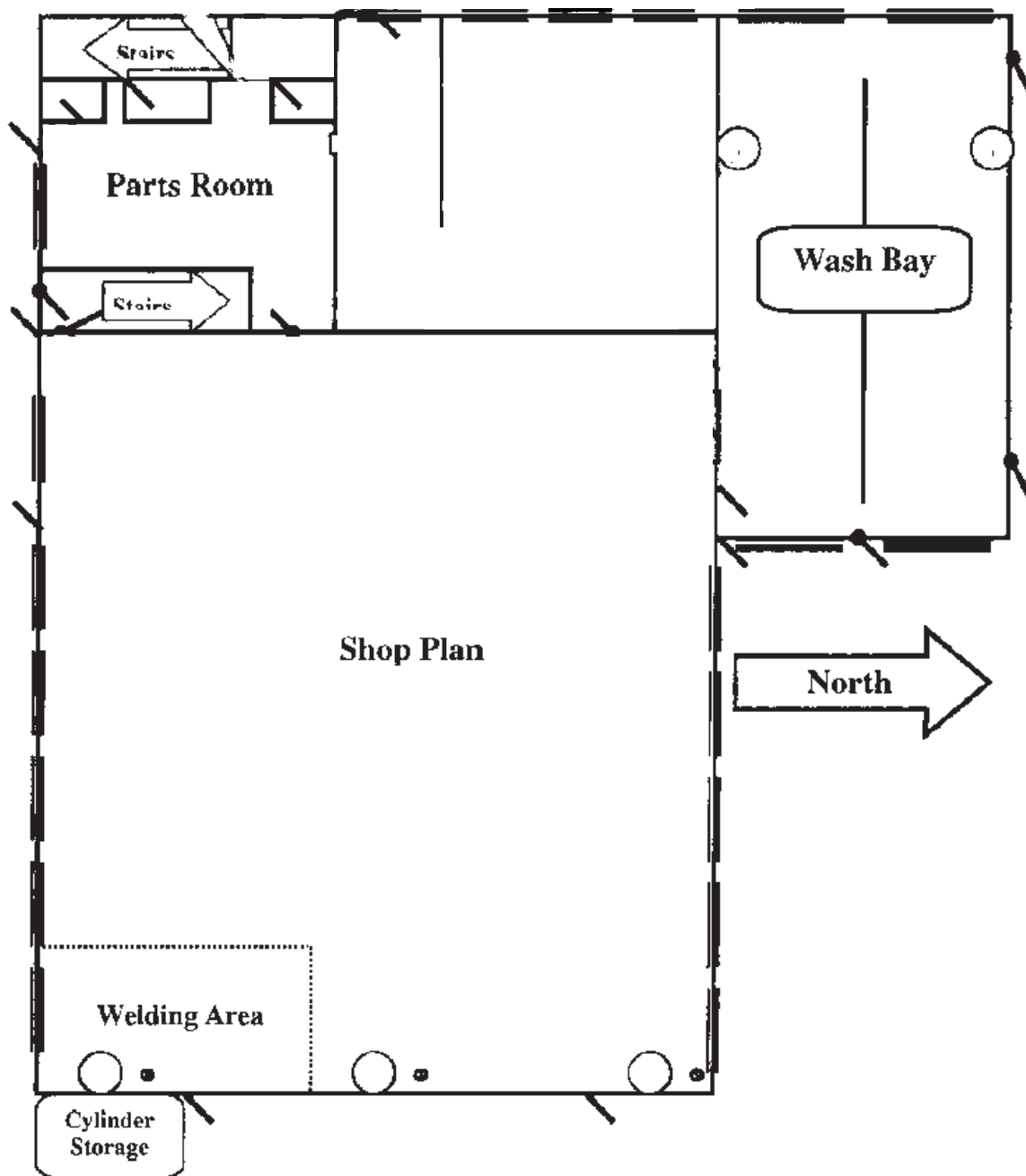


Main Building Floor Plan

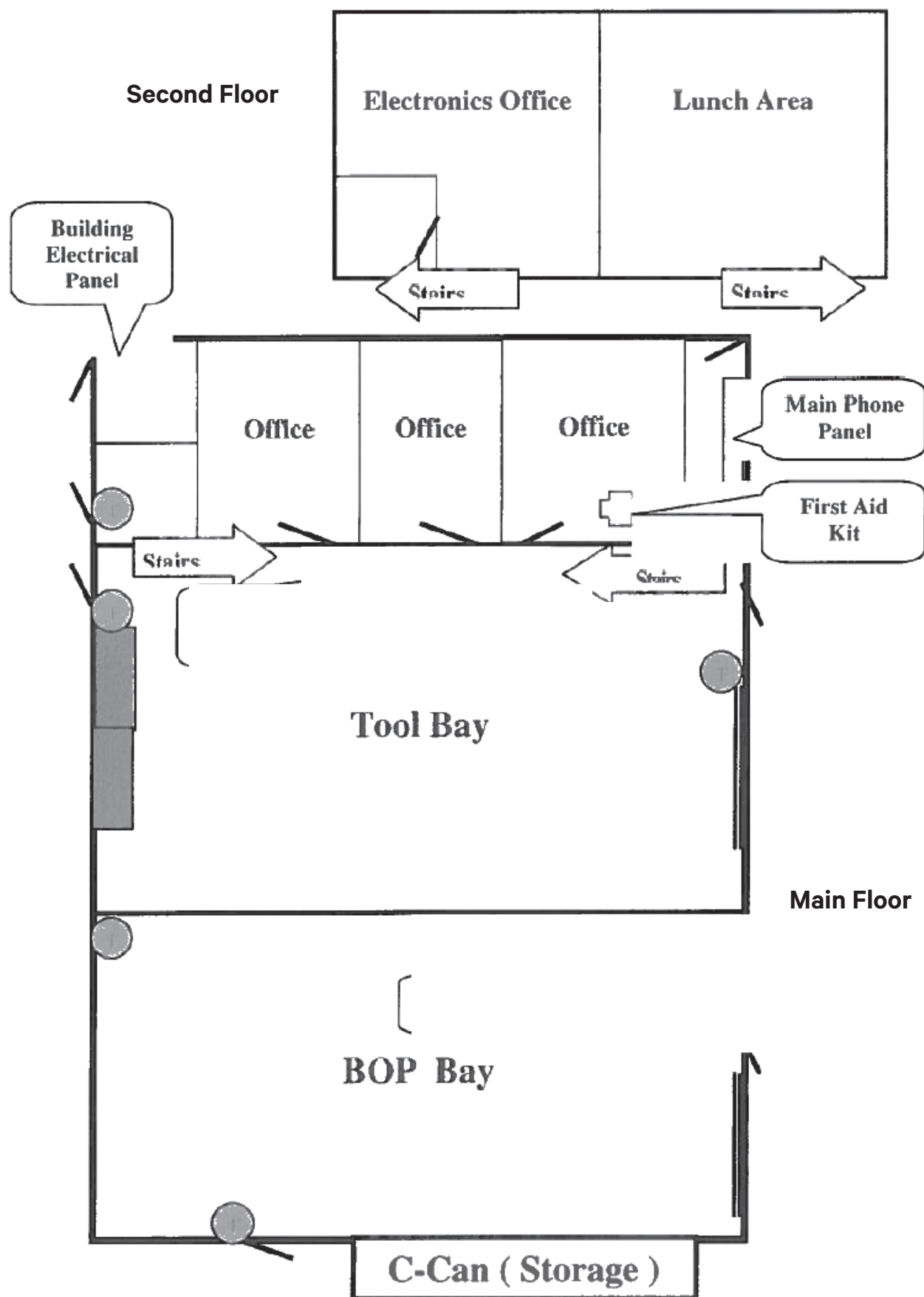
Second Floor



Main Floor



Shop Floor Plan



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For Lease

Building Exterior Photographs

MAIN BUILDING



MAIN BUILDING



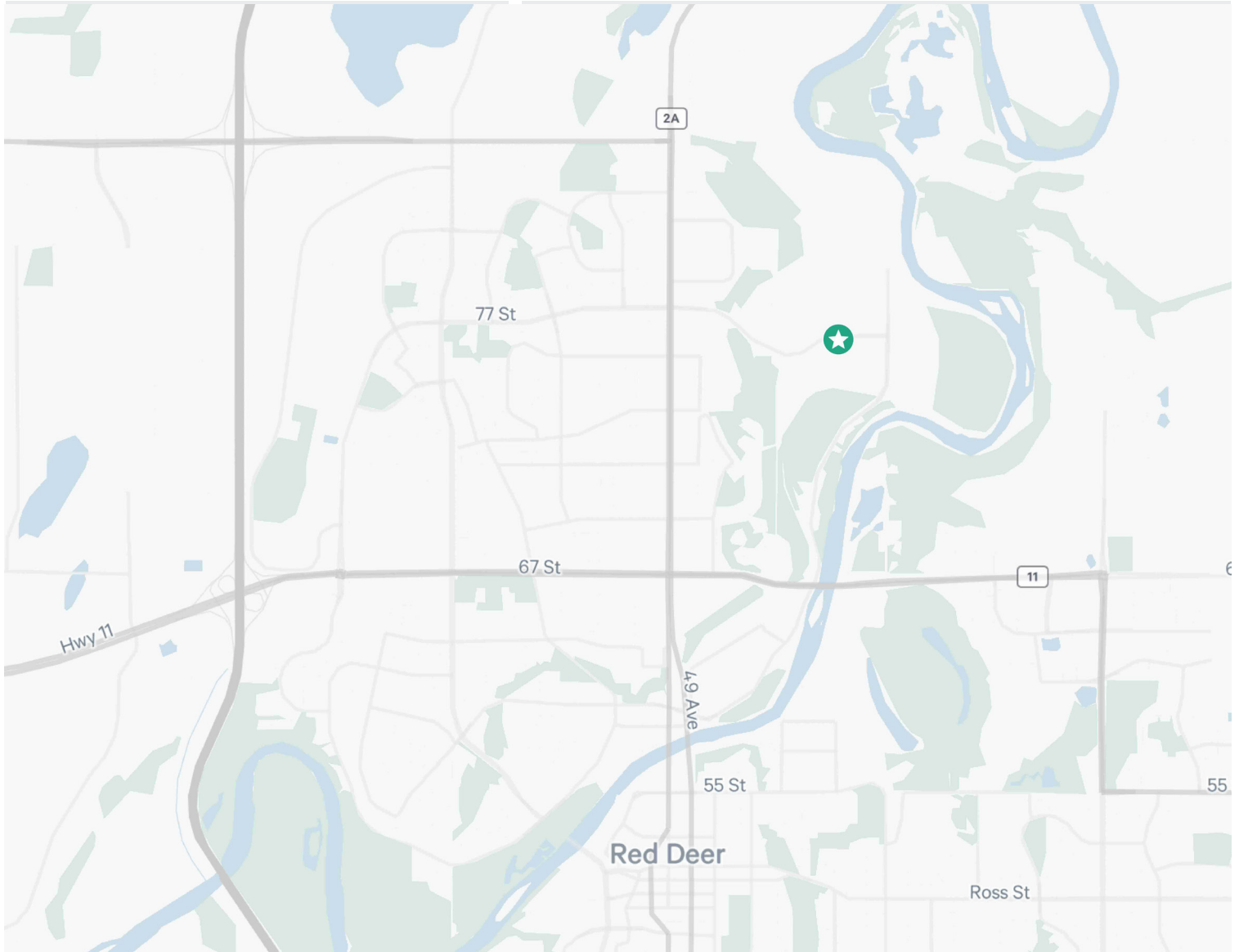
SHOP BUILDING



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