



**4620 62 Street**  
**Red Deer, Alberta**

**MLS # A2225576**



**\$2,250,000**

**Division:** Riverside Light Industrial Park

**Type:** Warehouse

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 15,864 sq.ft.

**Zoning:** I1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Front service counter & all commercial shelving

**Centrally Located Warehouse with Office Space** Discover this exceptional warehouse ideally suited for a distribution center in the heart of Red Deer. Boasting dock-level access and expansive shelving, this facility is tailored for seamless operations. The front area features a customer reception service counter, complemented by a mezzanine offering three offices, a file room, and a staff room. With 20-foot ceilings, the warehouse provides ample vertical space for storage and maneuverability. Outside, a spacious fenced yard accommodates semi trailers, ensuring efficient loading and unloading. Centrally located in Red Deer, this warehouse enjoys convenient access to major transportation routes, enhancing logistical efficiency. Explore the potential of this well-appointed warehouse, perfectly poised to support your distribution needs.