



22 McKenzie Drive
Rural Red Deer County, Alberta

MLS # A2282126



\$15 per sq.ft.

Division: Gasoline Alley

Type: Industrial

Bus. Type: Industrial

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 48,553 sq.ft.

Zoning: BSI

Heating: Forced Air, Natural Gas, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Flat

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Goods included with lease agreement: Cranes, fume extraction systems, compressed air systems

Now offering "For Lease" in the fast paced and quickly expanding area of Gasoline Alley next to the south end of Red Deer, AB. A well maintained and equipped 45,553 sqft office / shop / manufacturing facility on approximately 5 acres. 2 story multiple office area and an attached 29,200 plus sqft shop, detached cold storage building, sandblasting building, and storage tent. The shop consists of a 10 ton and 20 ton crane on the east and west ends of the shop that are capable of travelling to the exterior of the shop on a crane rail. (4) 2 ton cranes located throughout the interior of the shop. Fume extraction systems for welding, compressed air systems and floor drain / sump system. Large paint bay in the main shop with a steel partition door and a smaller detached heated enclosed paint bay outside. 22' wide x 18' high bay doors in the main shop with various other overhead doors. 120/240/480/600 volt availability. Centralized make up air unit. 6 zone radiant heaters. Lunch rooms, locker room areas, multiple washrooms. Lease rates are as follows: Office space \$15.00 per sqft plus \$4.50 per sqft additional rent. Shop space \$12.00 per sqft plus \$4.50 per sqft additional rent. Detached heated paint bay \$12.00 per sqft plus \$4.50 per sqft additional rent. Cold storage building, sandblasting building and tent \$5.00 per sqft.