



GRASSROOTS
REALTY GROUP

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14 & 16 A, 39223 RANGE ROAD 271
Rural Red Deer County, Alberta

MLS # A2176242



\$12 per sq.ft.

Division:	Blindman Industrial Park
Type:	Industrial
Bus. Type:	Auto Repair-Specialty,Construction/Contractor,Industrial ,Manufacturing,Other
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	20,606 sq.ft.
Zoning:	BSI

Heating:	Forced Air, Natural Gas, Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Electricity, Natural Gas
Exterior:	Metal Frame	Parking:	-
Water:	Well	Lot Size:	10.00 Acres
Sewer:	Private Sewer	Lot Feat:	-
Inclusions:	n/A		

LOOKING FOR BIG SPACE? Boasting 20,606 SQ FT , including a 4,606 stand-alone office space and MASSIVE 16,000 SQ FT SHOP, on a shared 5.6 acres of fenced/ gravelled land.. Apart of a 32,000 sq ft, demised into 2x 16,000 SQ FT spaces. In addition is an stand alone 14+ office spaces & 5 baths building (#14-39223 RR271) on two developed levels. (must take office and north shop together-will not separate) Shop Features 24' High ceilings, Each side features (4) AVIATION style 12'W x 24'H bi-fold doors at the back, Another (3) X 14'W X 18'H on each side , 2 of which are 100' DRIVE-THRU BAYS, (2) additional 14'W X 16'H doors (100' drive thru bays) . Take half, or take all 36,606 SQ FT for the entire property! Bathroom, well and septic, a shared yard at the back which features approximately 2.5 ACRES of dedicated gravelled yard space and great access. Great exposure, lots of potential for your expanding company! \$12.50/PSF and Triple Net (NNN Op costs) is \$3.69/PSF puts total monthly asking price for this space at \$27,800.93/month +GST Visit REALTORS® website for more details on this great BSI zoned industrial space!