



**101, 14 & 16 Veenstra Drive  
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!