



GRASSROOTS
REALTY GROUP

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17, 39207 Range Road 271
Rural Red Deer County, Alberta

MLS # A2176243



\$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:	16,000 sq.ft.
Zoning:	BSI

Heating:	Forced Air, Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Electricity, Natural Gas
Exterior:	Metal Frame	Parking:	-
Water:	Well	Lot Size:	4.09 Acres
Sewer:	Private Sewer	Lot Feat:	-
Inclusions:	N/A		

MASSIVE 16,000 sq ft shop on Fenced, Secured, newly gravelled/packed 2.0 acre yard. Newly developed office space - 2 offices plus reception area, undeveloped mezzanine and a brand new shop bathroom. 5- 16'x16' Sunshine doors, 1- 20'Wx 16'H overhead door, 22' ceiling height. Great exposure, lots of potential for your expanding company! Introductory price of \$12.50/PSF and Triple Net (NNN Op costs) is \$3.69/PSF puts total monthly asking price for this space at \$21,546.67/month +GST.