



GRASSROOTS
REALTY GROUP

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170, 8319 Chiles Ind Avenue
Red Deer, Alberta

MLS # A2205046



\$6 per sq.ft.

Division: Chiles Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 5,848 sq.ft.

Zoning: I1

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Located in Chiles Industrial Park, this 5,848 SF unit is available for lease. The unit features a reception area, three front offices, two washrooms, a boardroom, a staff lunchroom with a sink, and additional closet and storage space. The shop is wide-open with a storage mezzanine and (1) 16' x 16' overhead door. The yard is fully paved with dedicated yard space along the east side of the property and ample parking available. Additional Rent is \$4.06 per square foot for the 2025 budget year. This introductory lease rate is for the first year of a long term lease to a qualified Tenant, with escalations.