



**GRASSROOTS**  
REALTY GROUP

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**32 & 36 Industrial Drive SE  
Redcliff, Alberta**

**MLS # A2211599**



**\$11 per sq.ft.**

**Division:** Redcliff Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,273 sq.ft.

**Zoning:** I1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Now available for lease in a well-maintained, shared commercial building is a versatile space that includes two offices and two shop bays, each with large overhead doors for easy access. This flexible space is ideal for a variety of light industrial, service, or trades-based businesses. The lease can be tailored to your needs, with the owner open to negotiating more or less space depending on your requirements. Tenants will also have access to shared amenities, including bathrooms, a boardroom, training room, lunch room, and a fenced yard with ample space for equipment or vehicle storage. Whether you're expanding, relocating, or launching a new operation, this space offers both practicality and adaptability in a professional setting. Additional Rent is \$5.02 and includes taxes, utilities and insurance (not renters insurance).