



For Lease

Industrial Bay **For Lease** in Northlands Industrial Park

Unit 7, 7896 49 Avenue, Red Deer | Alberta

Accelerating success.

\$9.00
Asking Rate

±4,913 SF
Available

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Property Overview

Building Specifications:

Total Area ± 4,913 SF

Office Area ± 1,250 SF

Warehouse Area ± 3,663 SF

Mezzanine Area ± 1,250 SF

Yard Dedicated shared yard

Zoning I1 - Industrial (Business Services)

Power 200 Amp, 3 Phase (TBV)

HVAC Warehouse: Radiant Tube

Office: Forced Air & A/C

Ceiling Height 17' 7" Clear

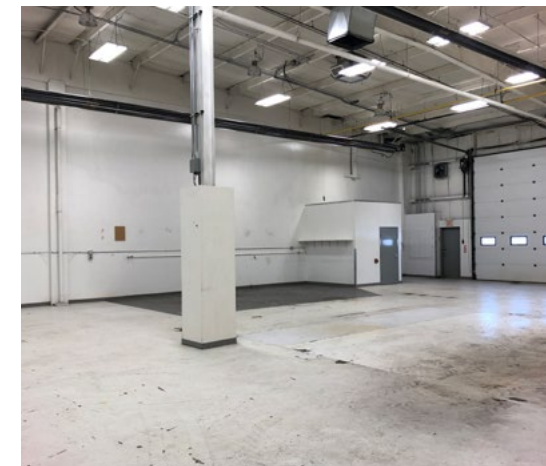
Lighting LED

Loading 1 Drive-In (12' x 16')

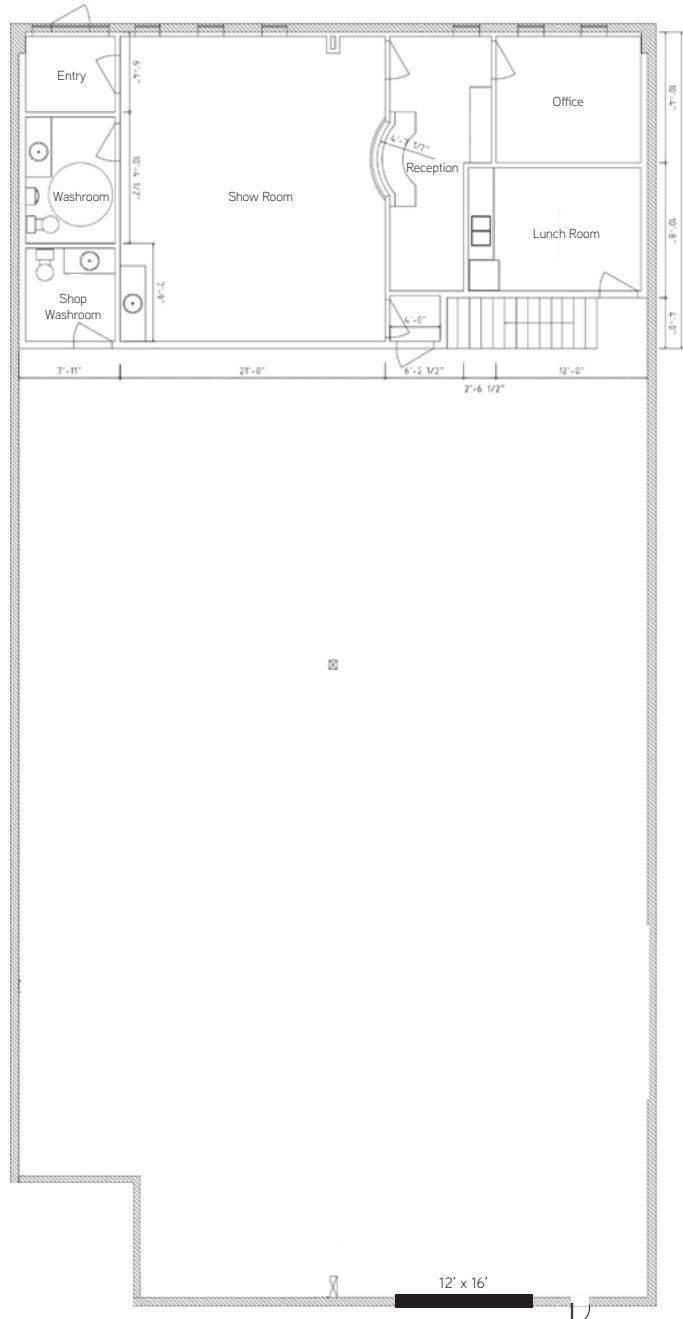
Lease Rate \$9.00

Op Costs (est. 2025) \$5.33

Availability Immediately



Floor Plan



± 4,913
square feet
available

The Building:

- Fenced and graded storage yard
- Ample parking on site
- I1 Industrial (Business Services) zoning allows for a variety of uses
- Ideal location in Northlands Industrial Park

The Space:

Office:

- Newly renovated
- Bathroom
- Office
- Showroom

Warehouse:

- Newly renovated
- Bathroom
- Compressor room



Colliers

Highway 11A

Queen Elizabeth II Highway

Gaetz Avenue

77 Street

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