



Unit 9, 7896 49 Avenue | Red Deer, Alberta

±2,513 SF industrial bay
for lease

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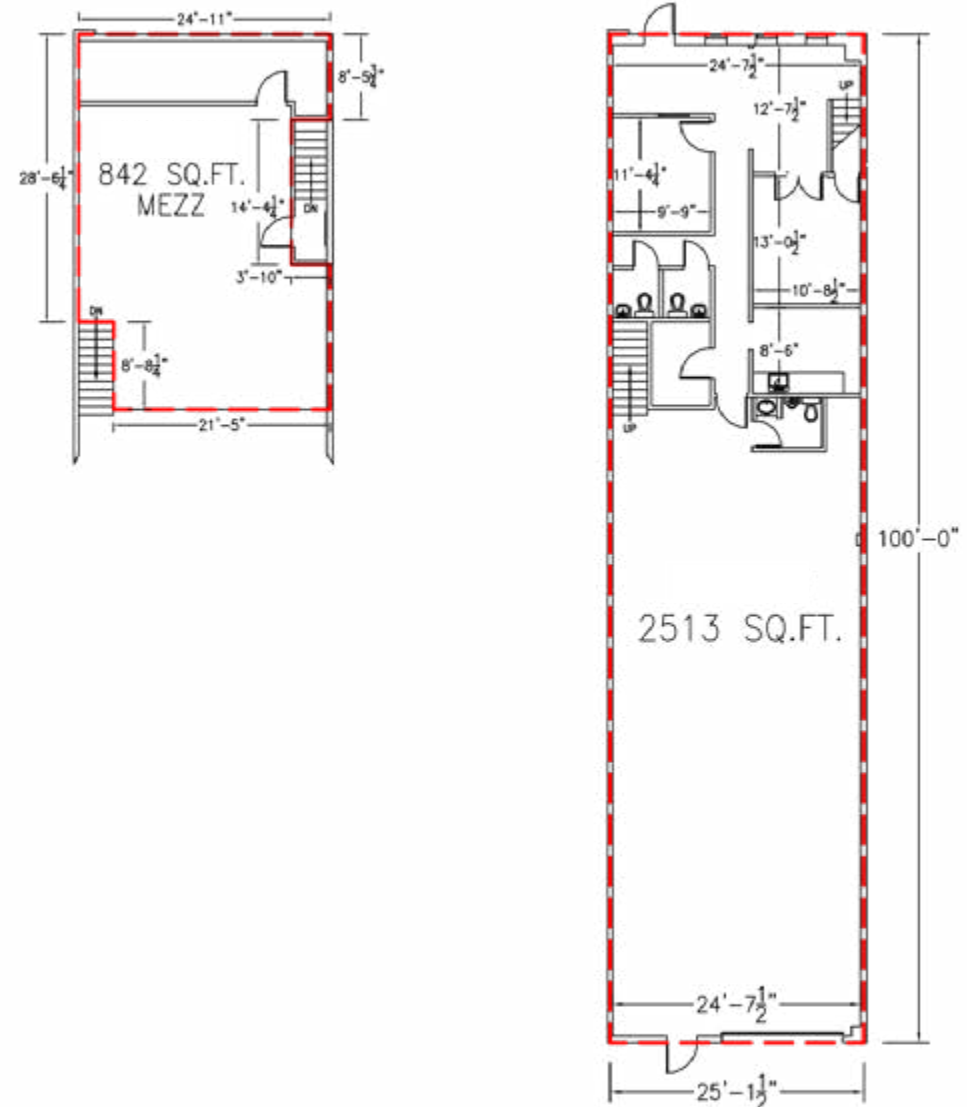
Property Details

Municipal Address	7896 79 Avenue Red Deer, AB
Total Area	Office Area: ± 850 SF Warehouse Area: ± 1,663 SF Mezzanine Area: ± 842 SF Total: ± 2,513 SF
Yard	Dedicated Shared Yard
Zoning	I1 - Industrial (Business Services)
Power	225A 240V (TBV)
HVAC	Warehouse: Overhead Forced Air Office: Furnace
Ceiling Height	19' 6"
Loading	1 Drive In (12'x16')
Op. Costs (2025)	\$5.33 PSF (est. 2025)
Lease Rate	\$10.00
Available	January 1 st , 2026

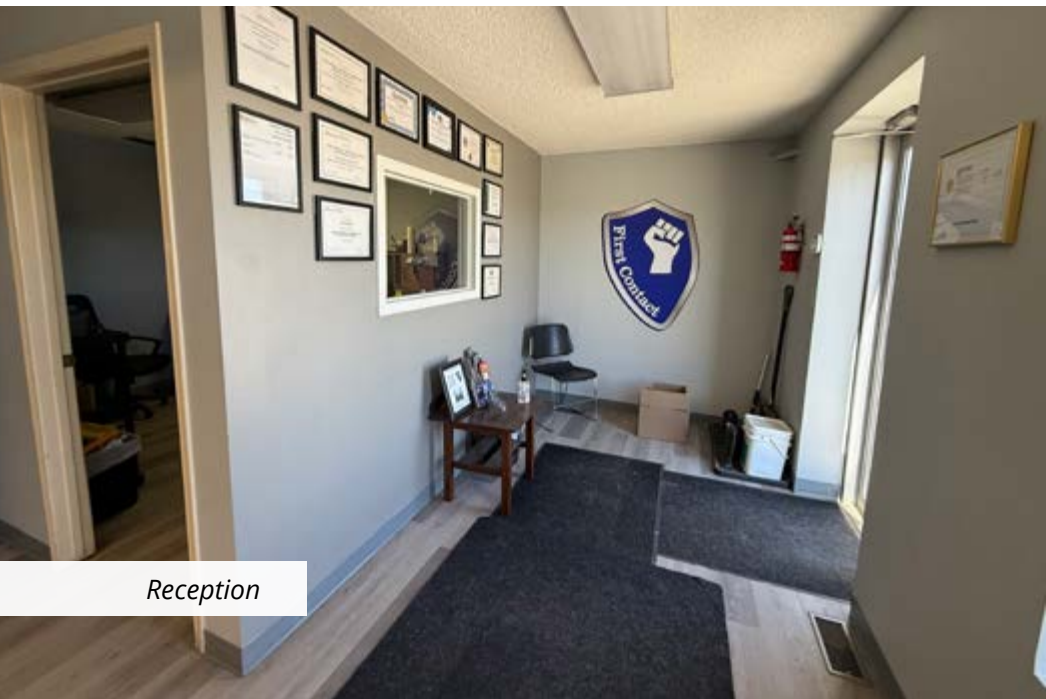
Property Highlights

- 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

Floor Plan



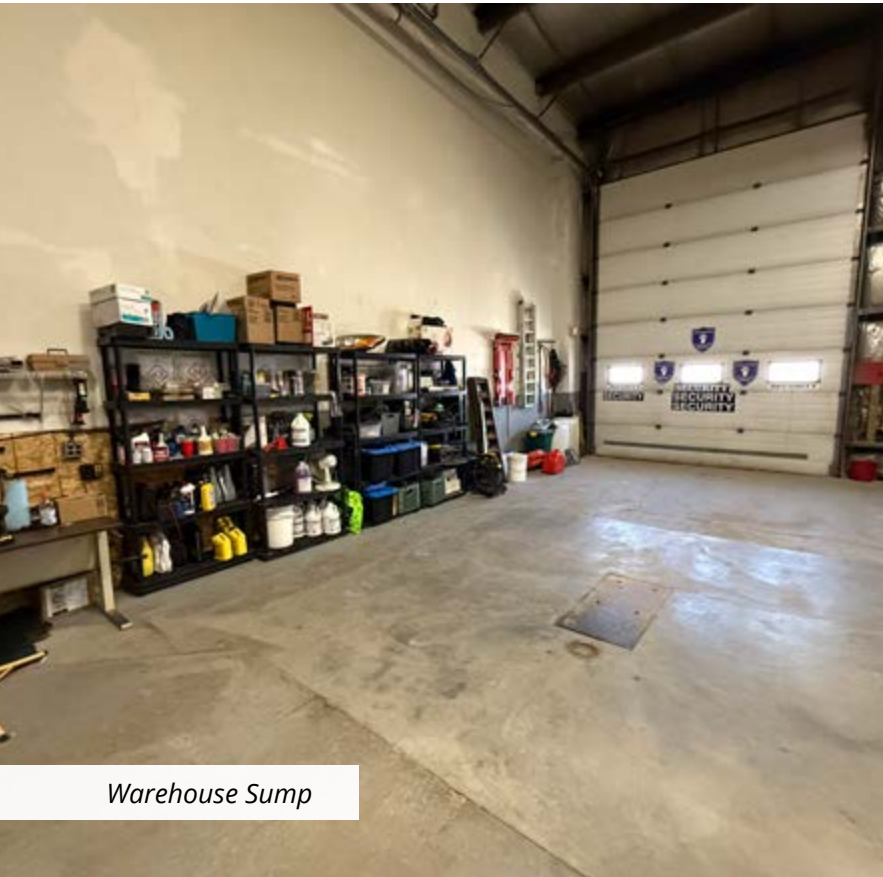
*floorplan may not be exactly as shown



Reception



Warehouse



Warehouse Sump



Drive-In Loading



Colliers

Highway 11A

Queen Elizabeth II Highway

Gaetz Avenue

77 Street

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