

70 QUEENSGATE CRESCENT

Red Deer, AB



Queens Business Park: 1.7 Acre Fenced & Graveled Lot + Demisable Industrial Unit Available



DESIRABLE LOCATION

Close to major highways, including QEII & 11A



CONVENIENT ACCESS

Two entry/exit gates for easy transportation



THRIVING INDUSTRIAL ENVIRONMENT

Surrounded by well established businesses



EXCEPTIONAL CONNECTIVITY

Access to a trade area of over 2.5 million people

For more information:



SALOMONS
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PROPERTY DETAILS

LOCATION

Queens Business Park

LEGAL DESCRIPTION

Plan 1221555, Block 2, lot 3

ZONING

I1 - Industrial Business Service

UNIT SIZES

*3,500 SF - 7,000 SF

PARCEL SIZE

74,052 SF/1.70 Acres

LEASE RATE

Land: \$0.75 PSF

Unit 140: \$10.50 PSF

MONTHLY RENT

Land: \$4,628.25 + GST

Unit 140: \$4,083.33 - \$8,166.67 + GST

POSSESSION

Immediate

FRONTAGE

242' approx.



PROPERTY OVERVIEW

Industrial Unit - Up to 7,000 SF Available

- › Located in a well-built structure on 1.83 acres, this space offers up to 7,000 SF of demisable industrial space.
- › Currently in shell condition - ready for tenant improvements
- › Multiple size options available
- › Zoned I1 (Industrial Business Service Zone)
- › Suitable for: manufacturing, warehousing, processing, industrial services, equipment rental/repair, and accessory sales
- › Immediate availability

1.70 Acre Fully Fenced & Graveled Yard

- › A separate lease opportunity offering a fully fenced and recently re-graveled 1.70-acre parcel with 242 feet of frontage.
- › Two gated entry/exit points for easy access
- › Ideal for outdoor storage, equipment staging, or logistics operations
- › Zoned I1
- › Immediate possession available

About the Location

Queens Business Park is a well-established industrial area in north Red Deer, offering direct access to major routes including Highway 11A, Highway 11, and the QEII. Its strategic location between Calgary and Edmonton supports efficient logistics and transportation. Adjacent to Edgar Industrial Park and Burnt Lake Business Park, the area is home to a wide range of industrial users and benefits from nearby amenities, a skilled workforce, and excellent connectivity—making it an ideal base for distribution, manufacturing, and service-based operations.



1.70 Acre Industrial Lot

LEGAL DESCRIPTION

Plan 122155, Block 2, Lot 3

PARCEL SIZE

74,052 SF/1.70 Acres

LOCATION

Queens Business Park

ZONING

I1 - Light Industrial

LEASE RATE

\$0.75 PSF

MONTHLY RENT

\$4,628.25 + GST

POSSESSION

Immediate

Unit 140

UNIT SIZE

Currently 7,000 SF **could be demised to (2) 3,500 SF options*

LEASE RATE

\$10.50 PSF

ADDITIONAL RENT

\$3.50 PSF

RENT PER MONTH

\$4,083.33 - \$8,166.67 + GST

POSSESSION

Immediate

LOADING

(2) 16' x 12' overhead bay doors at rear

HVAC

Radiant Heat

LIGHTING

T5

CEILING HEIGHT

Approx 18.5' to trusses

DRAINAGE

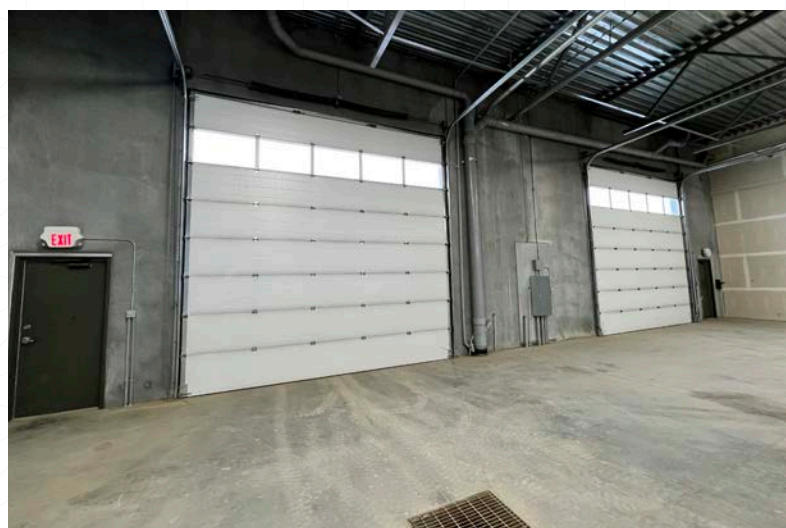
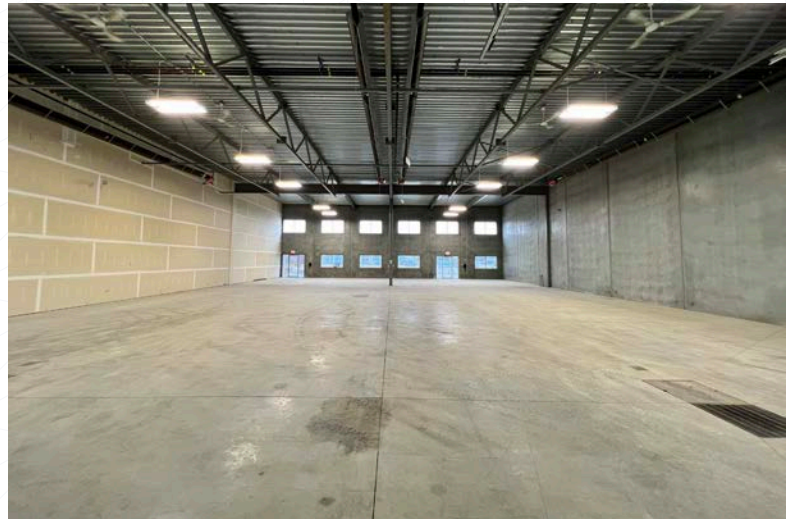
(2) 2-compartment sumps

YARD

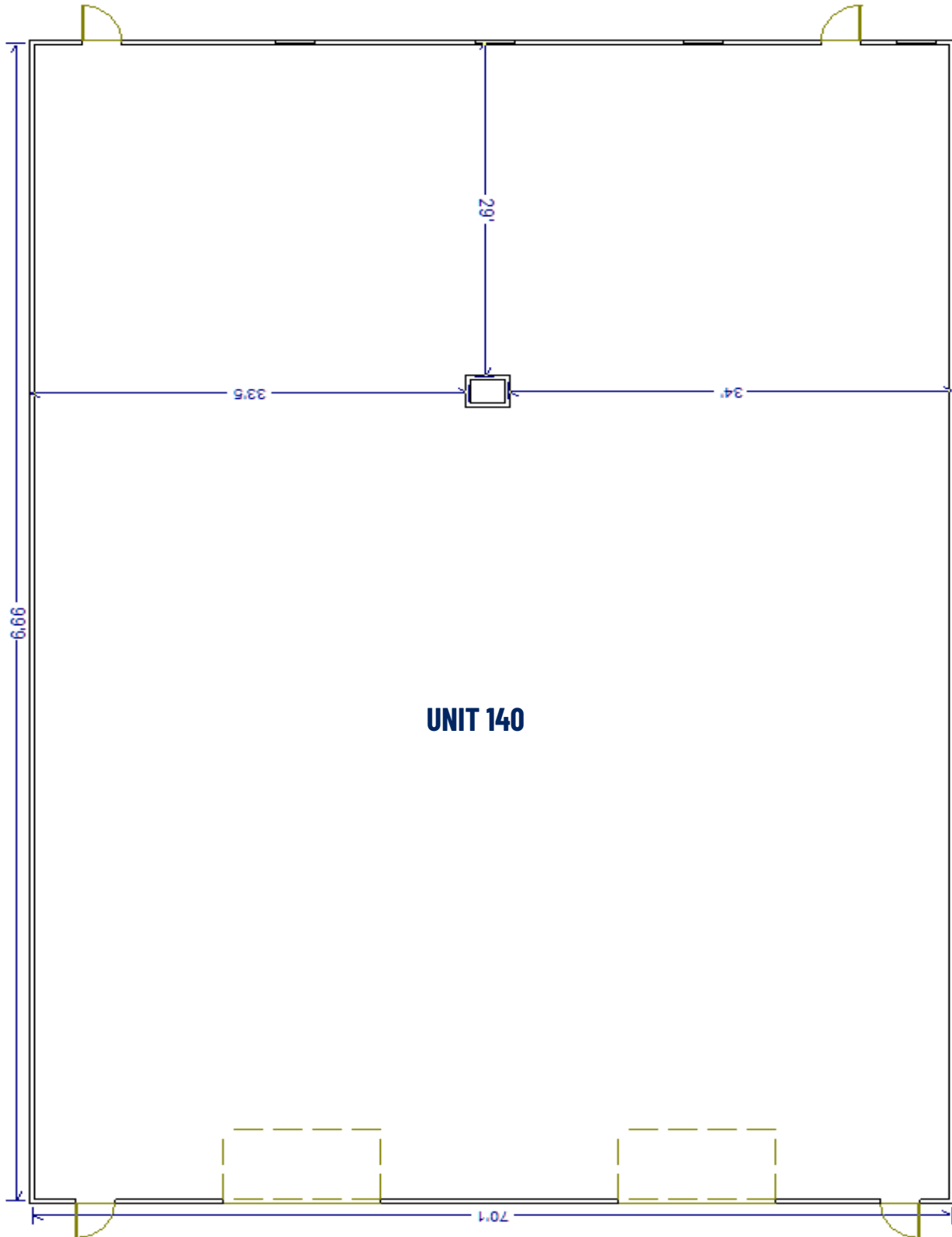
Paved front parking and a graveled yard

UNIT FEATURES

- > Incredibly well maintained property
- > Nice and bright throughout with 2 levels of large windows
- > 100' deep bays (*width depends on size*)
- > Floor is 6 inch concrete
- > Ready for front end development
- > Demisable options available based on terms



Floor Plan



Site Plan





EDGAR INDUSTRIAL PARK

 **SUBJECT PROPERTY**

QUEEN ELIZABETH II HIGHWAY

79TH STREET

QUEENSGATE CRESCENT



HIGHWAY 71A



QUEENS DRIVE

75TH AVENUE

Central Alberta's Ambassador for Commercial Real Estate



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