



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

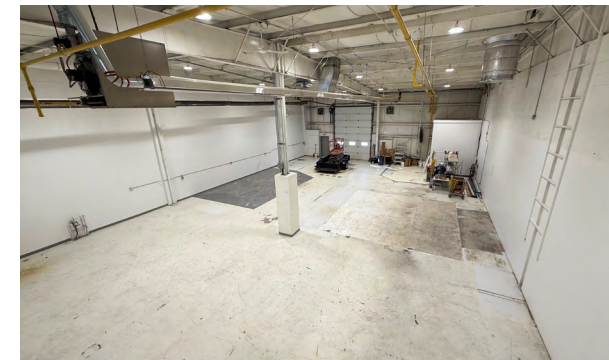
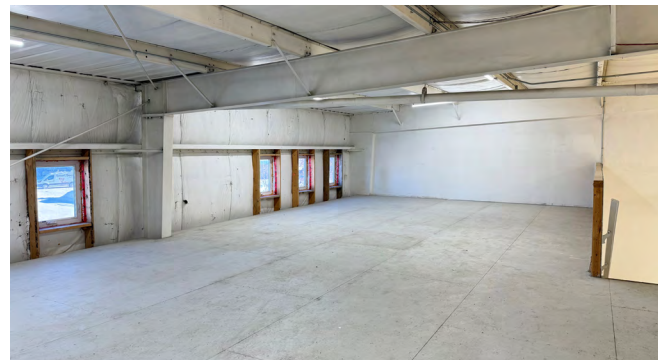
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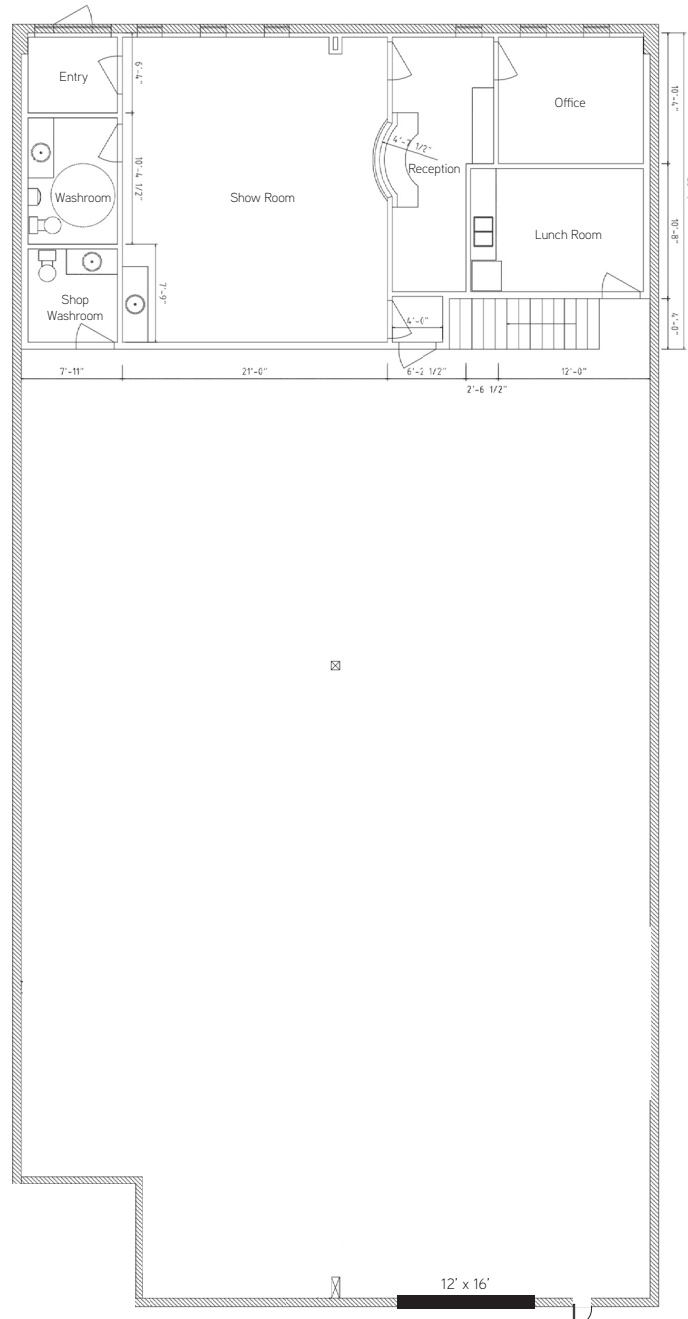
Property Overview

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
- New LED lights



Colliers

Highway 11A

Queen Elizabeth II Highway

77 Street

Gaetz Avenue

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