

FOR LEASE

#170, 8319 Chiles Industrial Avenue

Chiles Industrial Park



LOCATION:

#170, 8319 Chiles
Industrial Ave, Red Deer



SITE AREA:

5,848
Square Feet



ZONING:

I1 - Industrial
Business Service



PRICE:

\$6.00 Per SF
\$4.06 PSF NNN

PRESENTED BY

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THE PROPERTY

#170, 8319 CHILES INDUSTRIAL AVE

FOR LEASE - 5,848 SF Total Developed Space comprising of reception and front offices (1,425 SF) and shop space (4,423 SF), plus extra space on Mezzanine. Details include:

- » Paved yard with dedicated storage area
- » Easy access to Gaetz Avenue
- » Front office area includes open reception area, multiple offices, a boardroom, a staff lunchroom, two washrooms and ample storage space.
- » One 16' x 16' front overhead door
- » Ample parking for staff and clients

Annual Basic Rent is \$6.00 per square foot and Additional Rent is estimated at \$4.06 per square foot for the 2025 budget year.

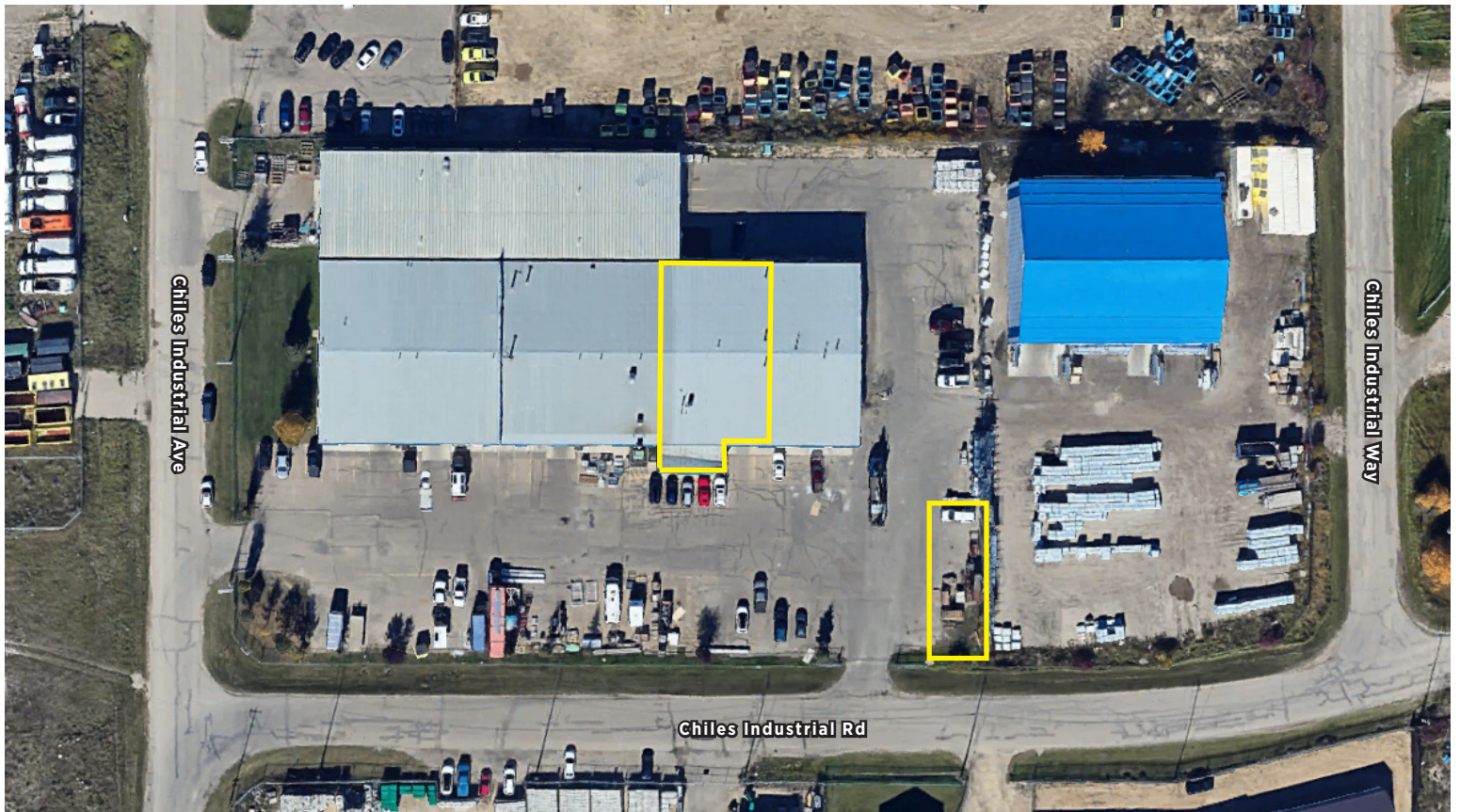
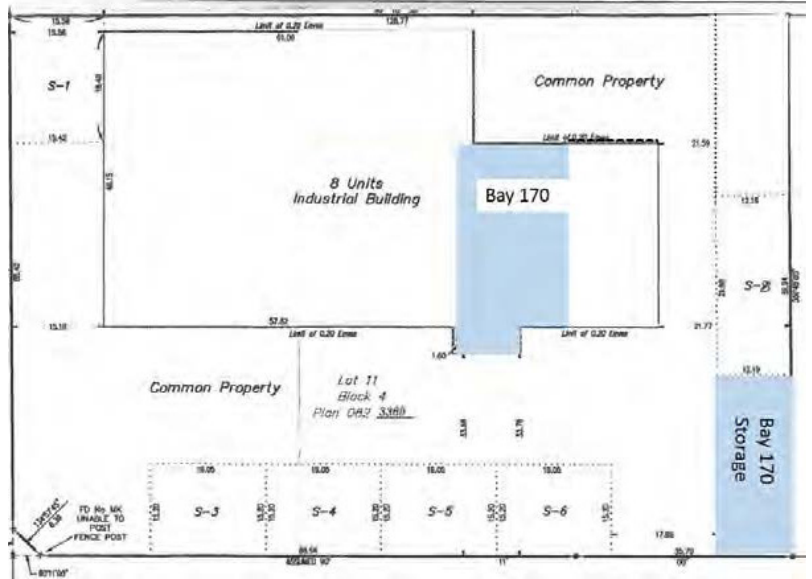


PROPERTY DETAILS

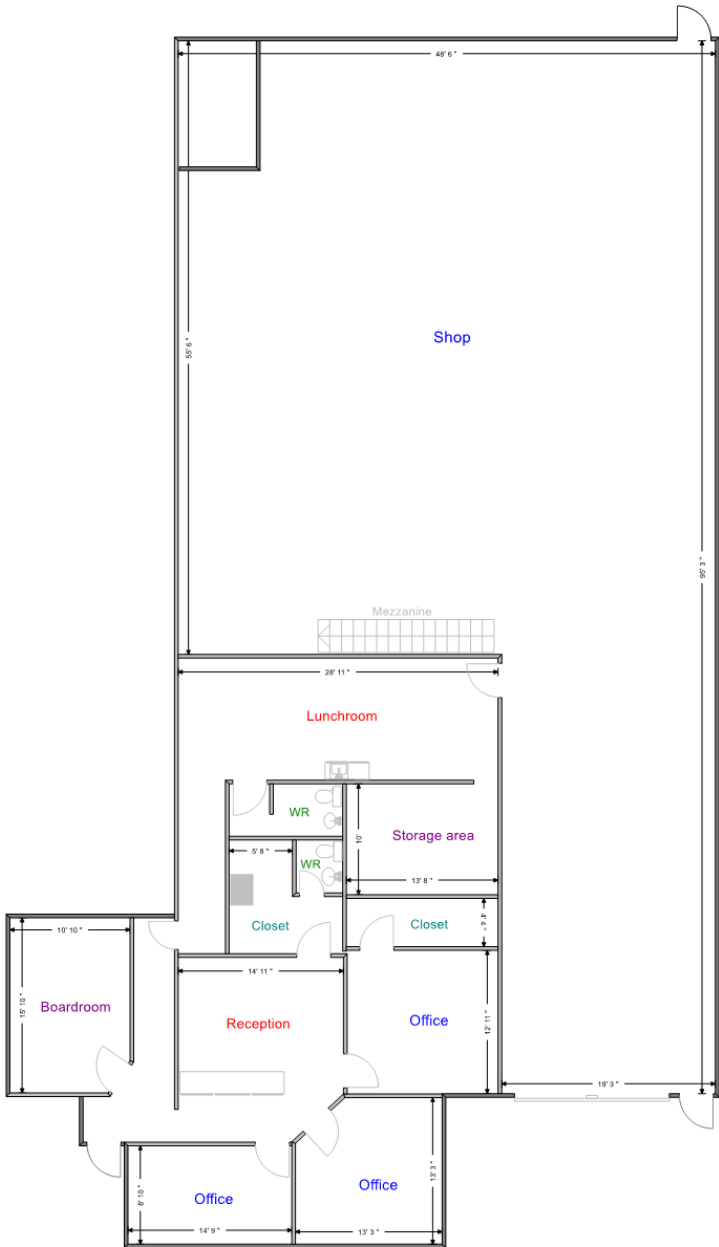
PROPERTY DETAILS

MUNICIPAL:	#170, 8319 Chiles Ind Ave, Red Deer
LEGAL LAND DESCRIPTION:	Condo Plan 0823370, Unit 7
TOTAL SIZE:	SF of Building ± 5,848 SF
ZONING:	I1 - Industrial Business Service
YEAR BUILT:	2008
PARKING:	Paved parking lot
LEASE PRICE:	\$6.00 PSF/ \$2,924.00 Monthly
NNN COST:	\$4.06 PSF/ \$1,978.58 Monthly
TOTAL COST:	= \$4,902.58 Monthly

*Tenant is responsible utilities
** Tenant is responsible for GST



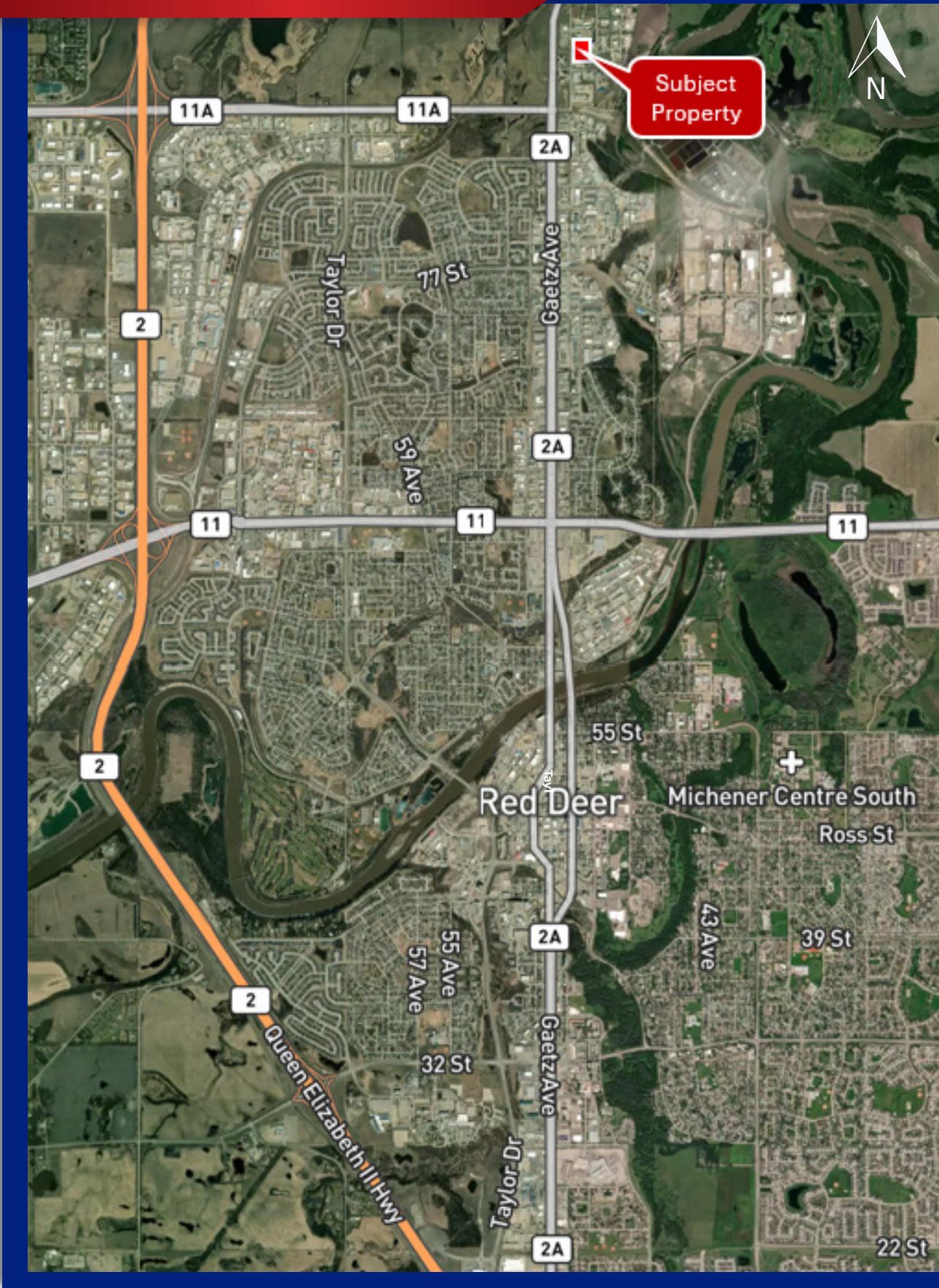
PROPERTY PHOTOS AND FLOOR PLAN



MORE PROPERTY PHOTOS



LOCATION / MAP



403.986.7777

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