

FOR LEASE

77 QUEENSGATE CRESCENT
RED DEER, AB





About the Property

This 43,556 SF freestanding industrial facility, strategically located within the Queens Business Park in Red Deer, offers unparalleled exposure to Highway 11A. The property sits on a substantial 7.93-acre lot, fully fenced and graveled with multiple access points, ensuring ease of operation and enhanced security. Additionally, there is a 2.12 acre parcel east of the building that can be potentially leased as well. Constructed in 2013 and upholding a high standard of maintenance, the building is zoned I1 - Industrial (Business Service) District, catering to a diverse array of industrial activities including support services, manufacturing, processing, distribution, repair, servicing, rental of goods, and warehousing.

The facility features two 10-ton cranes, and a dedicated wash bay that forms part of the six drive-through bays, all underpinned by a robust 800 Amps, 600 Volts power supply and in-floor heating. Fiber optic connectivity ensures high-speed communication, enhancing operational efficiency. Accessibility is a key advantage, with immediate access to Highway 11A and the QEII highway, facilitating easy distribution and logistics operations.

The office segment of the property is designed to impress, featuring a spacious reception area complemented by an elegant spiral staircase leading to the second floor. It houses multiple private offices, lunchrooms, locker rooms, and a striking boardroom with extensive window coverage to maximize natural light. Additionally, the property includes a classroom, file room, and washrooms.

Externally, ample paved parking is available at the front and side, alongside extra secured and fenced parking on the west side, ensuring comprehensive accommodation for both operational needs and visitor convenience. This property encapsulates a perfect blend of industrial functionality and professional office space, positioned in a key location in Red Deer.

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LEGAL DESCRIPTION

Plan 1321485, Block 1, Lot 6

BUILDING SIZE

43,556 SF

SITE SIZE

7.93 Acres

LOCATION

Queens Business Park

ZONING

I1 - Industrial (Business Service) District

YEAR BUILT

2013

LEASE RATE

\$15.00 PSF

ADDITIONAL RENT

\$4.41 PSF (est.) *Doesnt include utilities*

POSSESSION

April 1, 2024

Property Details

BUILDING AREA

Main Floor Area: 31,989 SF

Second Floor Area: 11,567 SF

Total Building Area: 43,556 SF

SHOP DIMENSIONS

- › 158' x 130'

LOADING

- › (12) 16' x 20' O/H Doors (10 in the main shop and 2 in the washbay), creating (6) Drive Thru Bays
- › (2) 9' x 12' O/H Doors in the parts room

HVAC

- › In-floor heating throughout the shops, washbay has back-up radiant heat
- › (2) Make Up Air Systems

CEILING HEIGHT

- › 39' to underside of roof in the main shop
- › 23'6" to underside roof in washbay

CRANES

- › (2) 10-Ton Overhead Bridge Cranes with 22' hook height

POWER

- › 800A/600V TBV

LIGHTING

- › Fluorescent
- › Skylights in the shop

YEAR BUILT

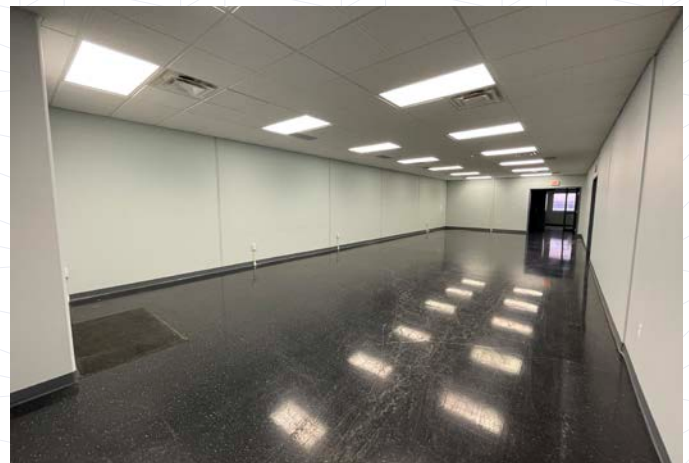
- › 2013

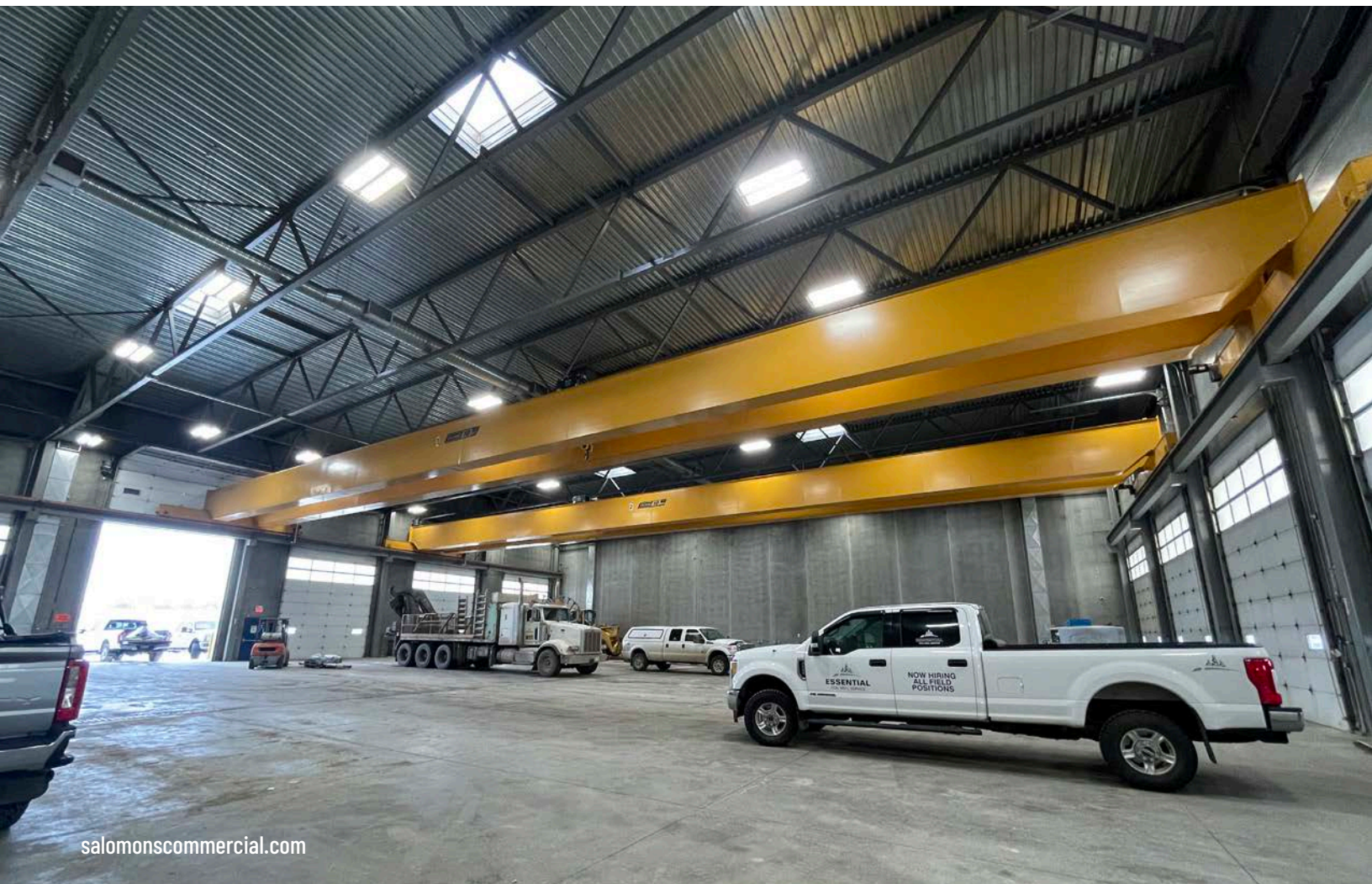
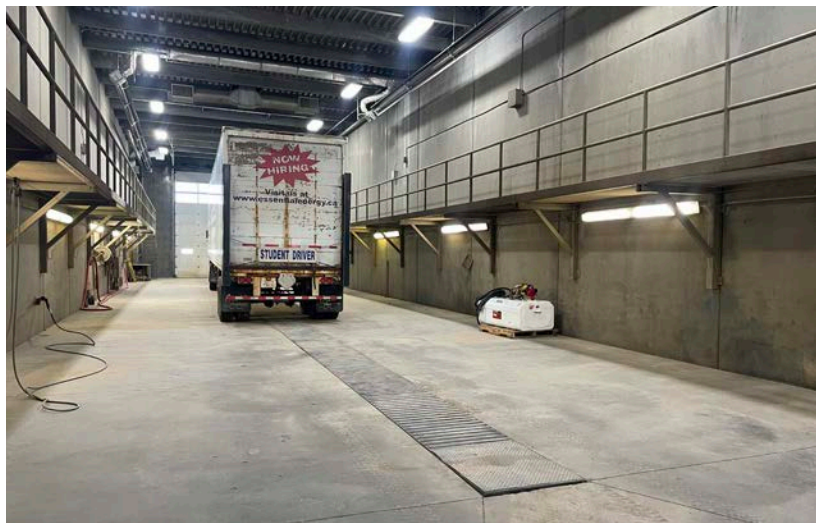
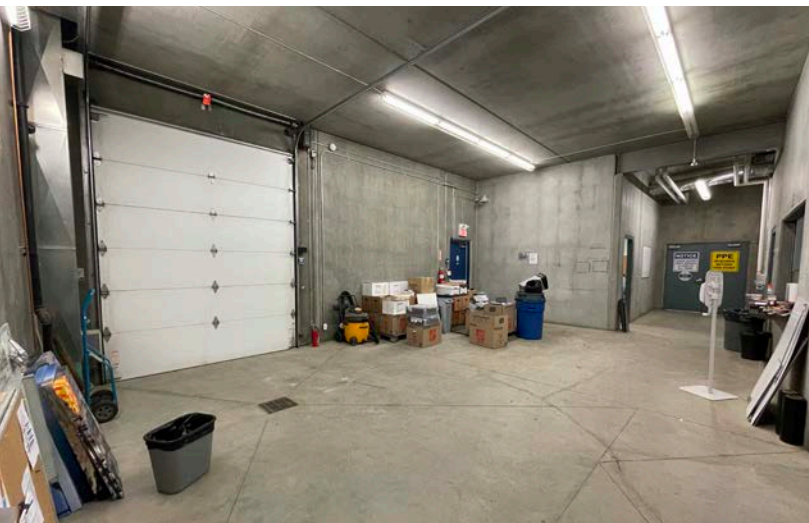
DRAINAGE

- › Trench

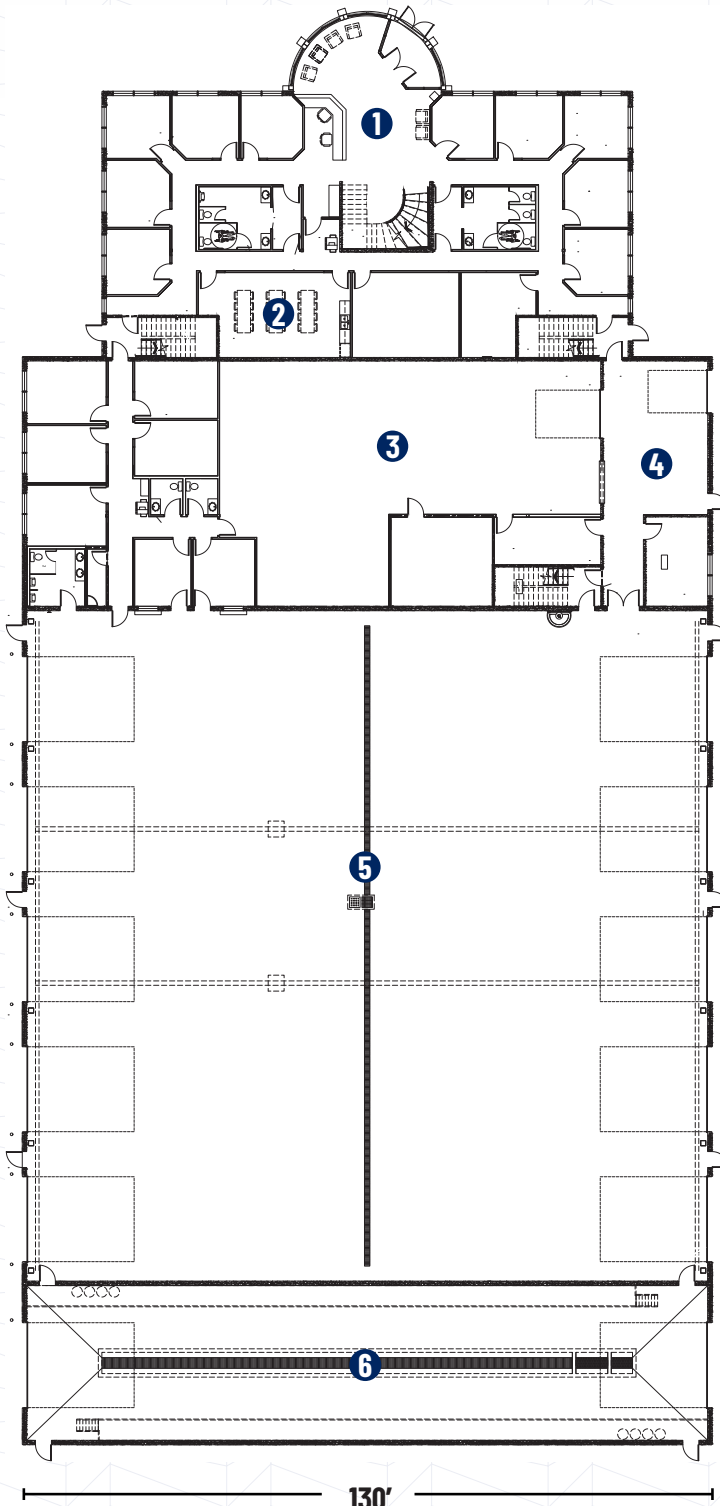
OTHER FEATURES

- › Compressors and Pressure Washers included
- › Telus Fiber to the building
- › Catwalks in the Wash Bay





Main Floor Plan

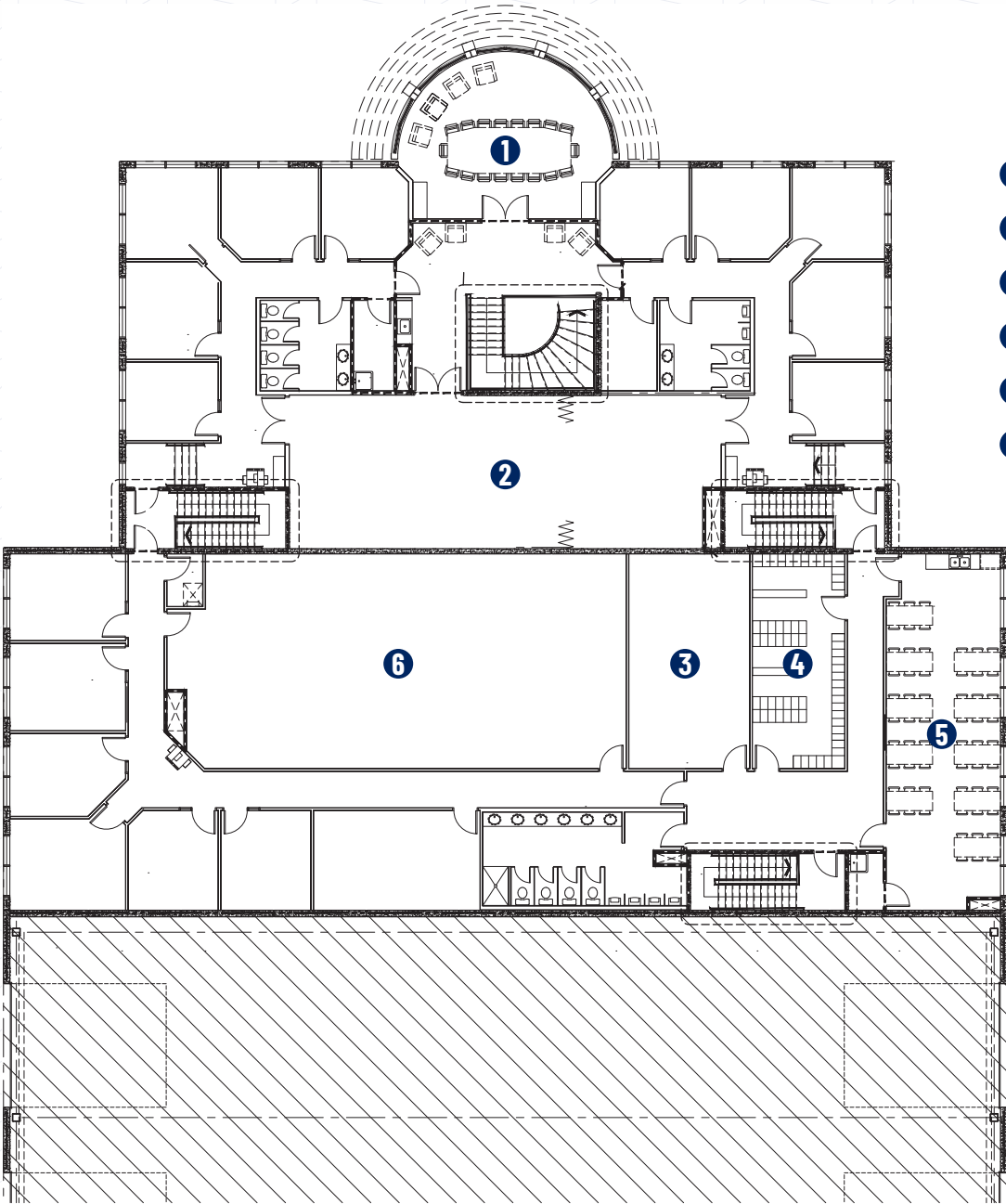


- 1 Reception/Waiting Area
- 2 Lunch Room
- 3 Parts Room
- 4 Shipping & Receiving
- 5 Shop Area
- 6 Wash Bay

158'

130'

Second Floor Plan



- 1 Boardroom
- 2 Conference Room
- 3 Training Room
- 4 Locker Room
- 5 Lunch Room
- 6 Future Development



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