

FOR SUBLEASE

**BAY 1, 7492 49 AVENUE
RED DEER, AB**



PROPERTY Details

LOCATION

Northlands Industrial Park

LEGAL DESCRIPTION

Plan 7620870, Block 2, Lot 4

UNIT SIZE

5,300 SF, potentially 12,700 SF

SITE SIZE

1.00 Acre

ZONING

I1 - Industrial Business Service

LOADING

(1) 12' x 14' Overhead Door

LIGHTING

Fluorescent

CEILING HEIGHT

18' Approx.

YEAR BUILT

1976

PROPERTY TAXES

\$24,319 (2025)

DRAINAGE

Double Compartment Sump

YARD

Fenced Shared Compound

HEAD LEASE EXPIRY

October 31, 2028

LEASE RATE

\$13.00 PSF

ADDITIONAL RENT

\$3.47 PSF approx.

MONTHLY RENT

\$7,274.25 + GST

POSSESSION

30 Days Notice

PROPERTY OVERVIEW

Opportunity to sublease Bay 1 in Northlands Industrial Park, offering 5,300 SF of functional industrial space with the flexibility to accommodate a variety of users. The unit features a reception/waiting area, private office, sales counter, two washrooms, storage mezzanine, and an overhead door for efficient loading and operations. A shared fenced yard with partially paved and graveled surfaces provides additional outdoor storage and operational space. Customer parking is available directly in front of the unit, with additional street parking nearby. Existing racking may be available as part of a negotiated deal, offering added value for warehouse and storage users.

In addition to the Bay 1 sublease opportunity, ownership may consider leasing the entire building, providing up to 12,700 SF of available space. This offers a unique opportunity for tenants requiring a larger footprint within Northlands Industrial Park. Ownership may also entertain sale discussions for qualified purchasers.



7492 49 Avenue



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