

FOR LEASE

102, 239 SPRUCE STREET
RED DEER COUNTY, AB





About the Property

Available for immediate possession, this 2,519 SF industrial condo unit is located in the sought-after Piper Creek Business Park in Red Deer County, just south of Westerner Grounds and east of Gasoline Alley. The open-concept layout includes a washroom and overhead door, providing a functional space suitable for a variety of industrial and commercial operations.

The property offers a fully paved shared rear yard with convenient access for loading and maneuvering, although no fenced compound is included. Strategically positioned with quick access to the QEII Highway and other major transportation routes, the location supports efficient logistics, employee commuting, and customer access.

Zoned BSI, the unit accommodates a broad range of permitted industrial and commercial uses, making it an excellent opportunity for businesses seeking flexibility and connectivity in a well-established business park.

LEGAL DESCRIPTION

Condo Plan 1221809, Unit 9

UNIT SIZE

2,519 SF

LOCATION

Piper Creek Business Park

ZONING

BSI - Business Service Industrial District

LEASE RATE

\$13.00 PSF

ADDITIONAL RENT

\$4.90 PSF

FENCED COMPOUND

Not Included

MONTHLY RENT

\$3,757.51 + GST

| Unit Details

UNIT SIZE

2,519 SF

POSSESSION

Immediate

LOADING

(1) 12' x 14' O/H Door - Powered

HVAC

Radiant Heat

CEILING HEIGHT

Approx. 18'4"

LIGHTING

Fluorescent

DRAINAGE

Double Compartment Sump

YEAR BUILT

2012

YARD

Rear yard is fully paved



Floor Plan

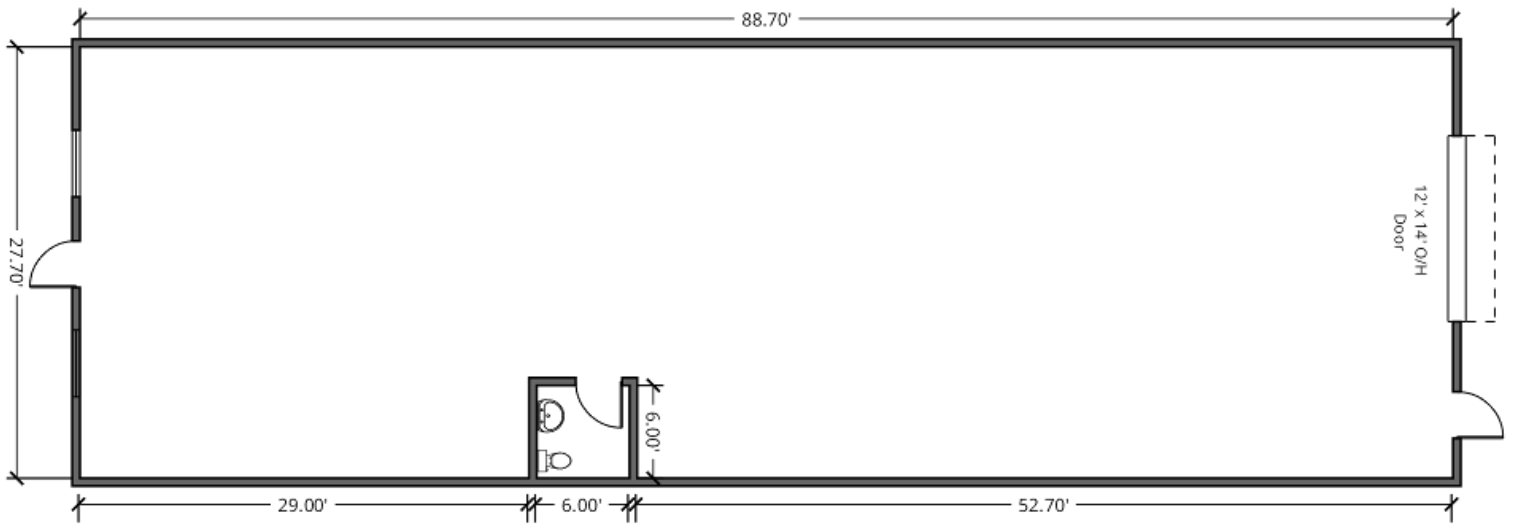


Diagram May Not Be Accurate



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