

FOR LEASE

130, 40 QUEENSLAND CRESCENT
RED DEER, AB





About the Property

This 3,000 SF industrial bay is the last remaining unit in a newer, well-built complex on approximately 2 acres in Queens Business Park. The space is wide open and ready for tenant improvements, featuring a 16' x 18' powered rear overhead door for convenient loading access. The bay offers abundant natural light through two levels of front-facing windows and continuous upper-level glazing along the shop wall.

Specifications include 200-amp (120/208V, 3-phase) power, and a robust 6" concrete floor with vapor barrier and rebar grid, installed over 8" of compacted gravel. Positioned with excellent access to QEII and Highway 11A, this location supports efficient distribution and logistics operations.

LEGAL DESCRIPTION

Plan 1424004, Block 6, Lot 5

UNIT SIZE

3,000 SF

LOCATION

Queens Business Park

ZONING

I1 - Industrial Business Service

LEASE RATE

\$14.00 PSF

ADDITIONAL RENT

\$4.85 PSF

TOTAL MONTHLY RENT

\$4,712.50 + GST

POSSESSION

Immediate

| Unit Details

UNIT SIZE

3,000 SF

POSSESSION

Immediate

LOADING

(1) 16' x 18' Powered Overhead Door

HVAC

Radiant Heating

CEILING HEIGHT

Approx 26' eave height at the east and west sides of the building with 28' height at the center (to be confirmed);

LIGHTING

T5 Lighting

DRAINAGE

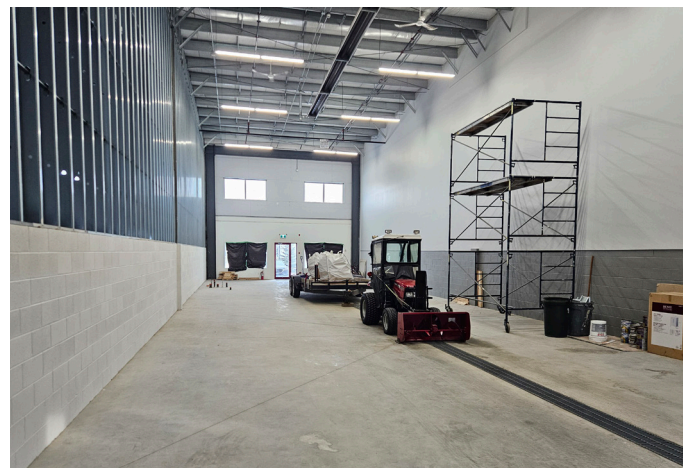
Trench Sump

YARD

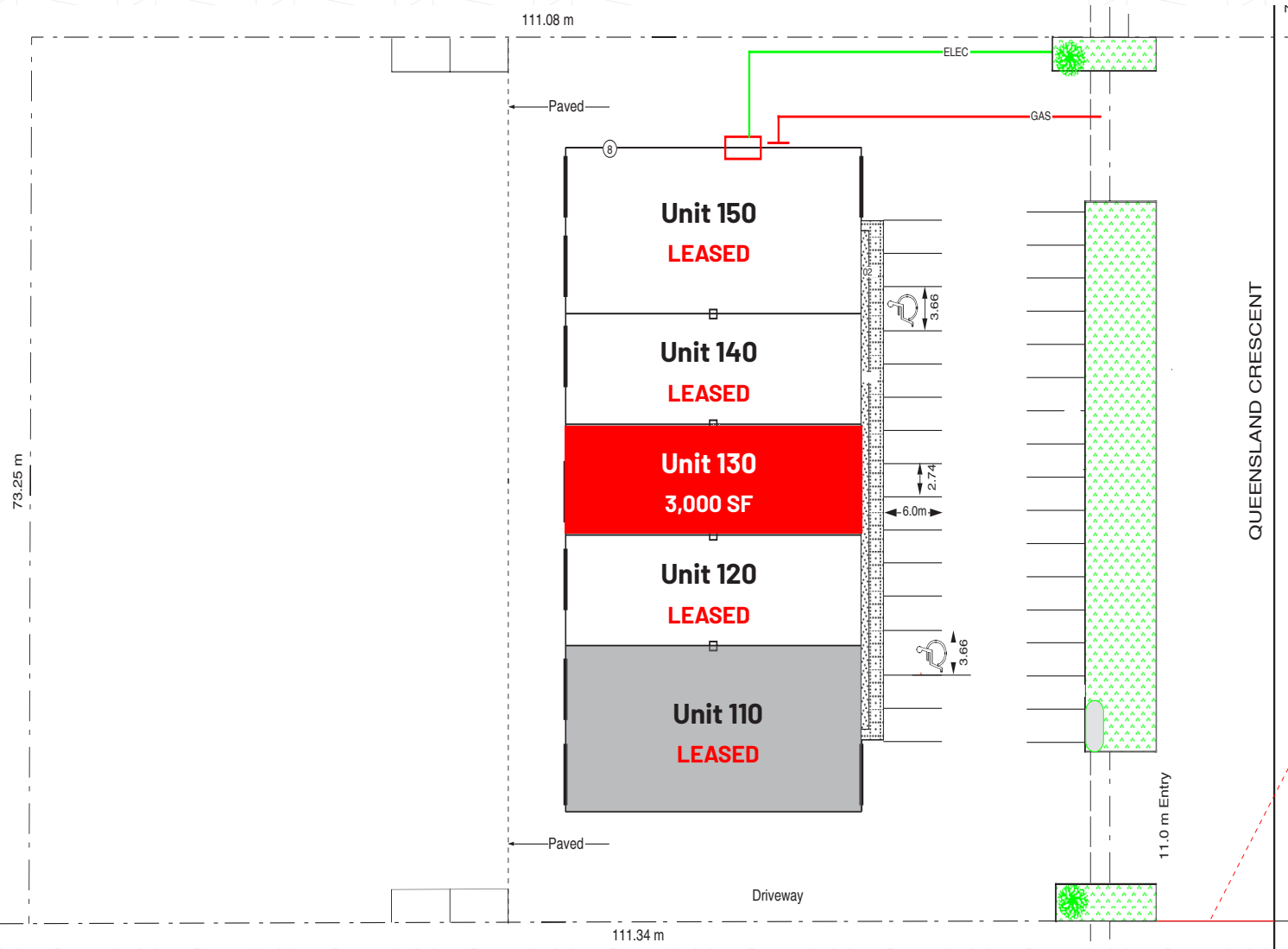
Paved front parking and a graveled yard

OTHER FEATURES

- › Wide open, ready for development
- › 100' deep bay
- › 2 accesses onto property
- › Floor is 6 inch concrete with vapor barrier and re-bar every square foot, on 8 inches of compacted 3/4 inch crushed gravel
- › Nice and bright with windows across the front (2 levels) and along the entire north shop wall at upper level
- › Large apron at rear of building



Site Plan



*Diagrams may not be accurate or to scale



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