

# FOR LEASE

412 LIBERTY AVENUE  
RED DEER COUNTY, AB

Prominent freestanding industrial building in Gasoline Alley West – ideal for warehousing, logistics, or industrial operations.



Retail Storefront Transformation Underway



**INVESTPLUS**  
INDUSTRIAL REIT

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## Property Overview & Details

Located adjacent to Costco in one of Central Alberta's most active commercial corridors, this is a rare opportunity to lease functional, high-exposure industrial and office space in Gasoline Alley West.

A 130,518 square foot standalone industrial facility spanning 6.99 acres is currently offered exclusively for lease in the thriving Gasoline Alley West area. Situated on a highly visible, fully paved corner site, it provides superior connectivity to major routes including the QEII Highway, Leva Avenue, Highway 2A, and McKenzie Road—making it perfectly suited for warehousing, distribution, logistics, or other industrial applications.

The facility features dock-high loading bays, a shared common yard area, and generous on-site parking. With C2 General Commercial District zoning, it accommodates a broad range of commercial and industrial activities.

The currently available portion consists of flexible open warehouse space, easily adaptable and prepared for subdivision into smaller tenancies per the included conceptual floor plan. Past subdivisions of leased areas highlight the property's proven versatility for multi-tenant configurations.

### Main Floor Industrial Bays (Proposed Layouts)

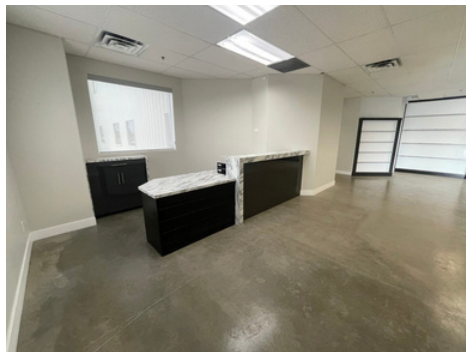
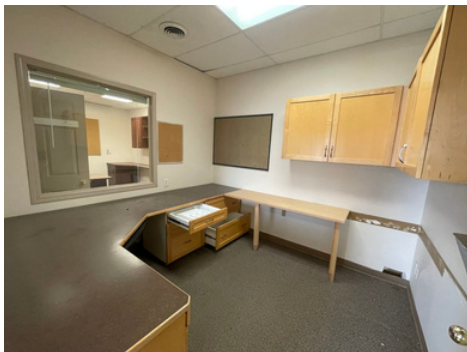
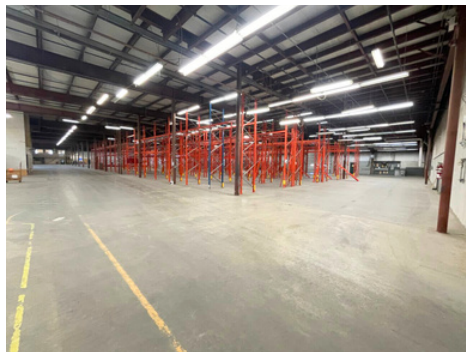
- Unit 108: 21,735 SF (includes a loading dock & garage door)
- Unit 110: 23,357 SF (includes a grade level door)
- Unit 112: 16,933 SF (includes a loading dock and grade level door)

### Second Floor Office Space

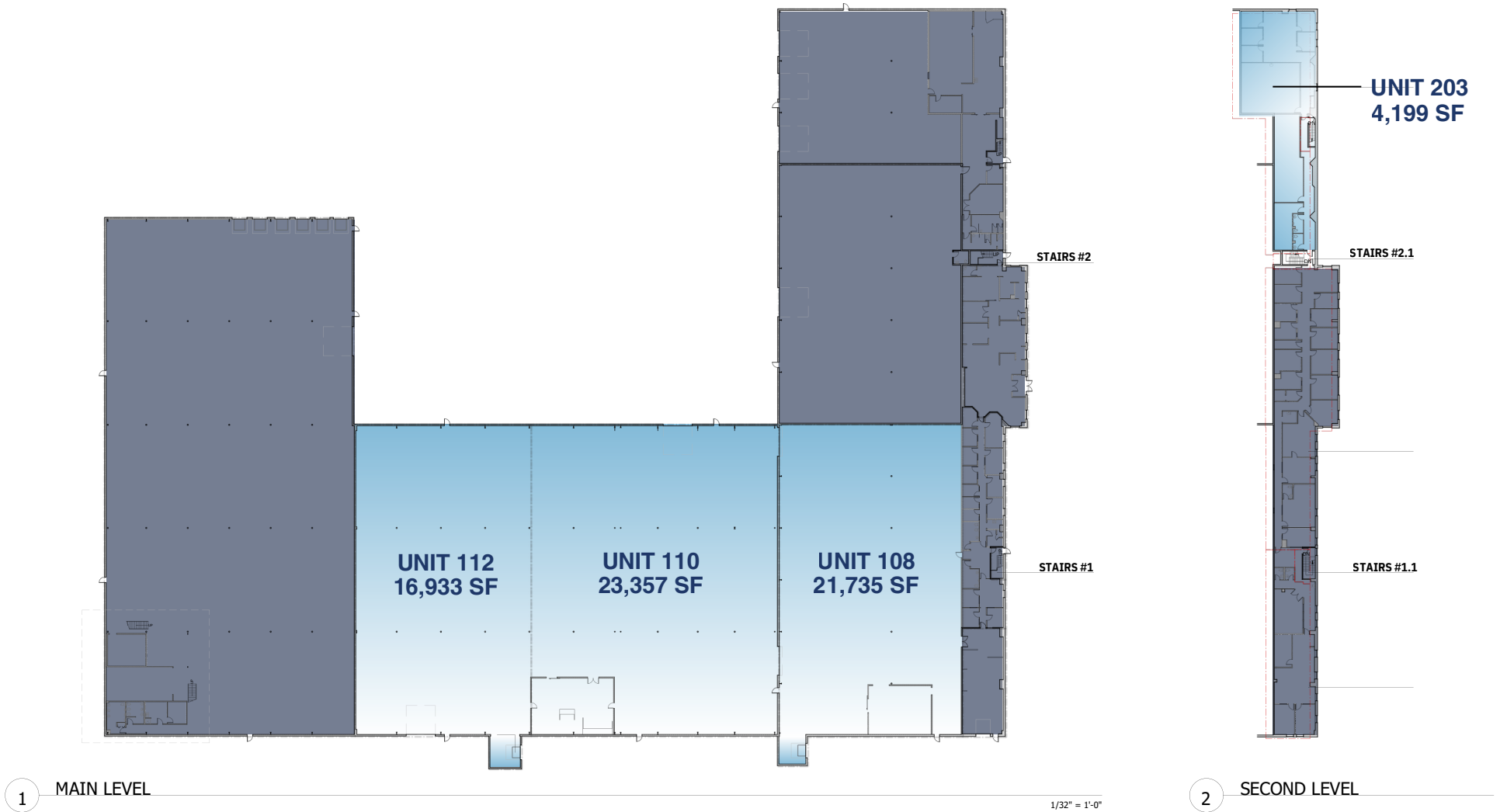
- Unit 203: 4,199 SF

<b>Location:</b>	Gasoline Alley West
<b>Legal Description:</b>	Plan 0420838, Block 3, Lot 6
<b>Zoning:</b>	C2 - General Commercial District
<b>Unit Sizes:</b>	4,199 SF - 62,025 SF
<b>Lease Rate:</b>	\$12.00 PSF
<b>Additional Rent:</b>	\$4.00 PSF (est.) - Utilities included
<b>Ceiling Height:</b>	18' - 21' Clear
<b>Lighting:</b>	Fluorescent
<b>HVAC:</b>	Make-up Air
<b>Sprinklered:</b>	Yes
<b>Loading:</b>	Drive in Doors (sizes to be confirmed)
<b>Possession:</b>	Immediate

# Interior Views – Flexible Warehouse & Office Spaces



# Potential Demising Plan



**Flexible demising available for multi-tenant use.**

# Prime Location in Gasline Alley West – Adjacent to Costco and Major Highways



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