

FOR LEASE

BAYS 3, 7-9, 6721 67 AVENUE
RED DEER, AB





About the Property

Industrial leasing opportunities are available in this well-located property, offering flexible space options to accommodate a variety of industrial users. Bay 3 features 2,400 SF, while the end-cap opportunity in Bays 7-9 offers a flexible 2,000-6,400 SF configuration.

Bay 3 is well suited for office and warehouse operations, featuring a reception/waiting area, two private offices, two washrooms, a functional shop area, and a storage mezzanine. Bays 7-9 provide a larger end-cap layout with private offices, a boardroom, reception area, storage room, parts room, multiple storage mezzanines, washrooms, and three overhead doors for efficient loading and operations.

Bays 7-9 are currently configured to function as a contiguous space, with the preferred leasing arrangement being to lease all three bays together.

The property includes access to a shared common yard that is fenced, secure, and graveled, providing additional outdoor storage and operational flexibility. Zoned I1, the site accommodates a wide range of industrial uses and offers excellent connectivity with quick access to QEII, Johnstone Drive, 67 Street, and Highway 11. Located just north of Golden West Plaza, tenants benefit from nearby amenities including Esso/Circle K, McDonald's, State & Main, and Taco Time. Possession is negotiable.

PROPERTY Details

LEGAL DESCRIPTION

Plan 8120799, Block A, Lot 2C

UNIT SIZES

2,000 SF - 6,400 SF

LOCATION

Golden West

ZONING

I1 - Light Industrial

LEASE RATE

\$13.00 PSF

ADDITIONAL RENT

\$5.50 PSF

MONTHLY RENT

Starting at \$3,083.33 + GST

Unit 3 Details

UNIT SIZE

2,400 SF

MONTHLY RENT

Lease Rate: \$13.00 PSF

Additional Rent: \$5.50 PSF

Monthly Rent: \$3,700 SF + GST

LOADING

(1) 14' x 16' O/H Door

DRAINAGE

Double Compartment Sump

CEILING HEIGHT

Approx. 21' and 18' to beam

LIGHTING

Fluorescent

HVAC

Make-up Air

YEAR BUILT

1981

YARD

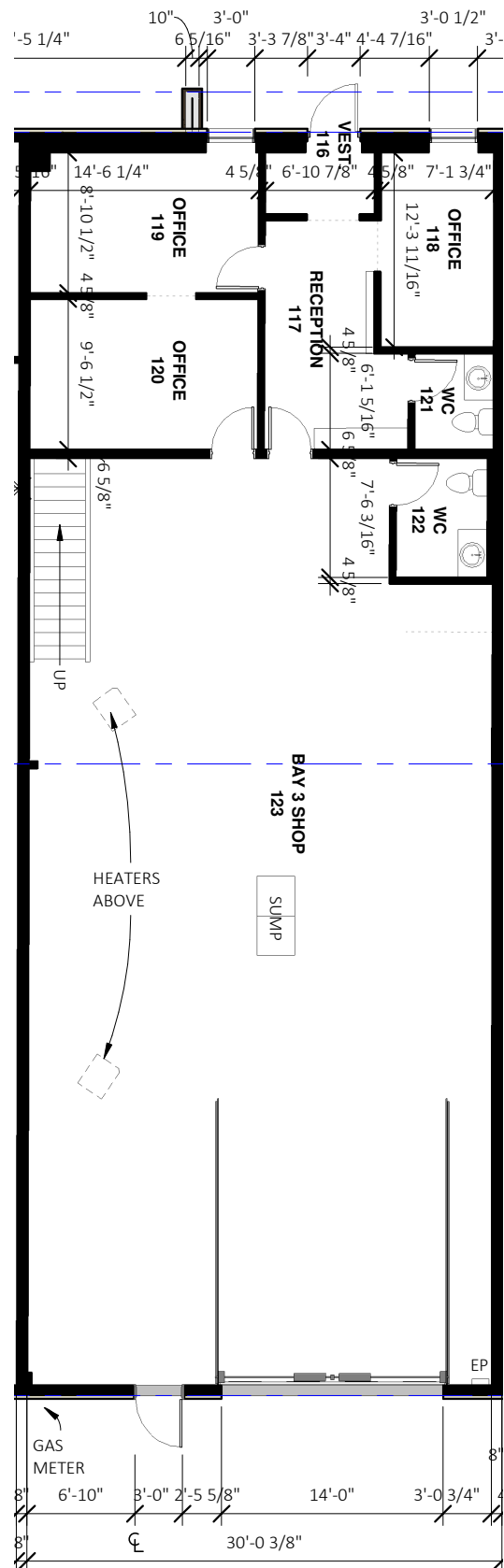
Common; fenced and graveled

POSSESSION

Negotiable

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Unit 3 Floor Plan

Units 7-9 Details

Bays 7, 8, and 9 are connected by an existing shop opening, providing efficient forklift access between the units. The preferred leasing configuration is to lease all three bays together.

UNIT SIZES

2,000 SF - 6,400 SF

MONTHLY RENT

Lease Rate: \$13.00 PSF

Additional Rent: \$5.50 PSF

Monthly Rent: \$3,083.33 SF - \$9,866.67 + GST

LOADING

(3) 14' x 16' O/H Door

DRAINAGE

Double Compartment Sumps

CEILING HEIGHT

21' and 18' to beam

LIGHTING

Fluorescent/High Bay

HVAC

Make-up Air

YEAR BUILT

1981

YARD

Common; fenced and graveled

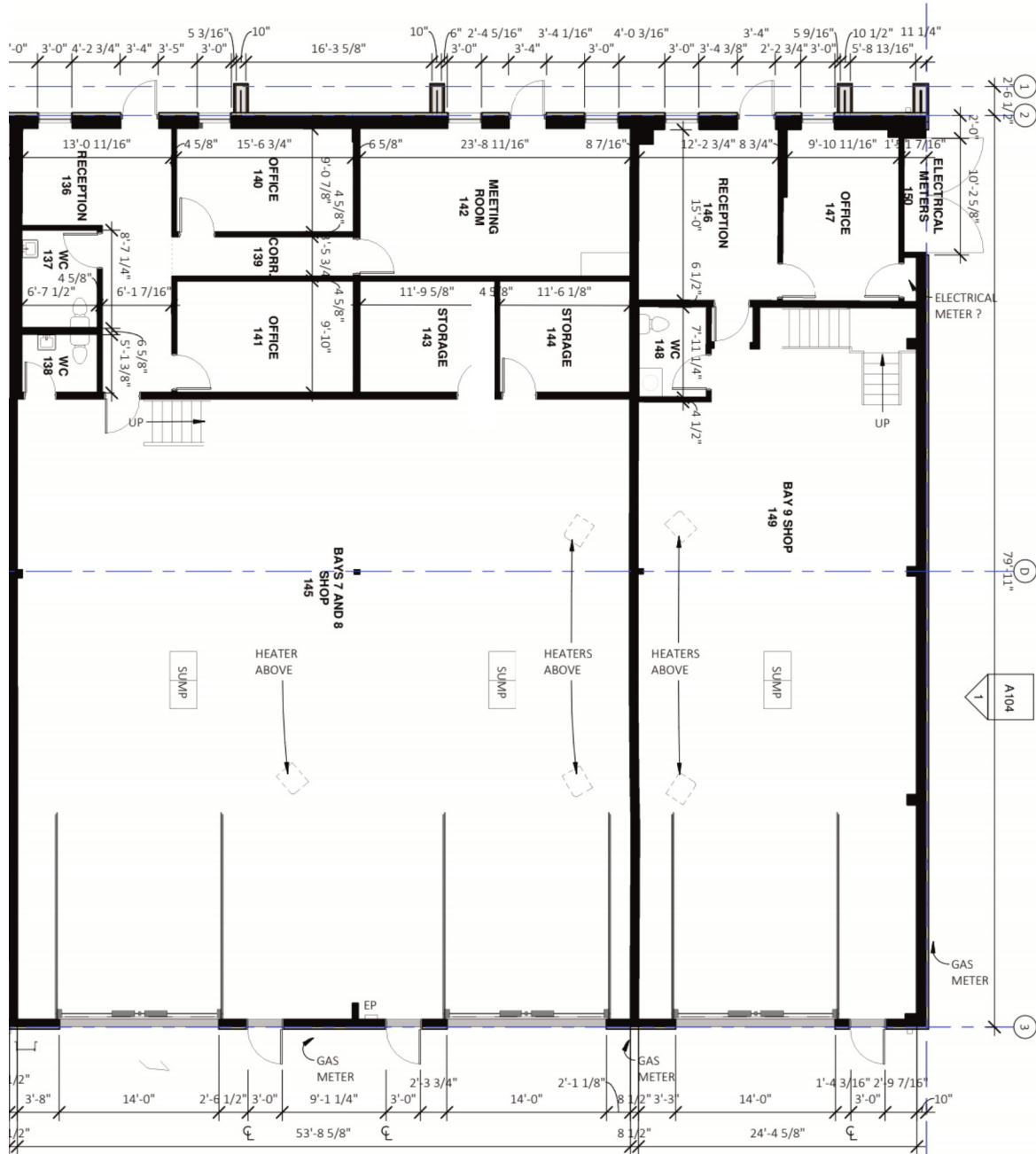
POSSESSION

Negotiable

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Units 7 - 9 Floor Plan





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