

FOR LEASE

102, 498 MCCOY DRIVE
RED DEER COUNTY, AB



PROPERTY Details

LEGAL DESCRIPTION

Plan 1721571, Block 3, Lot 4

UNIT SIZE

8,010 SF

LOCATION

McKenzie Industrial Park

ZONING

MI - Medium Industrial District

LOADING

(2) 16' X 18' O/H Doors
(1) 16' x 18' Wash Bay

LIGHTING

Fluorescent

DRAINAGE

Double Compartment Sump

HVAC

Forced Air/Radiant

LEASE RATE

\$13.00 PSF

ADDITIONAL RENT

\$4.25 PSF

MONTHLY RENT

\$11,514.38 + GST

POSSESSION

September 1, 2026

About the Property

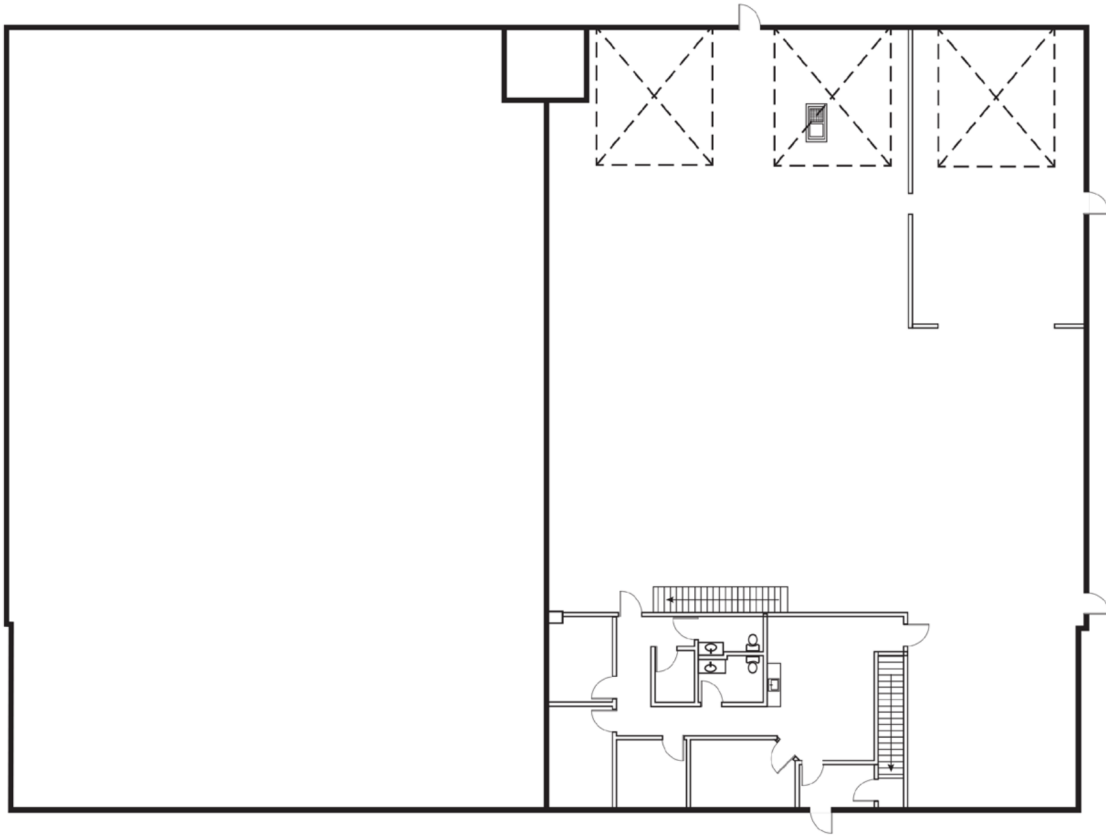
This 8,010 SF industrial unit is located in McKenzie Industrial Park, situated on McCoy Drive with exposure to 40th Avenue. Built in 2015, the property offers a practical layout designed for a range of industrial, service, and distribution users. The front office area includes four private offices, a reception area, server room, and two kitchenettes, providing a well-developed administrative component. The developed mezzanine includes a training room and offers additional usable space for staff, storage, or workspace needs.

The shop area is bright and open, with large windows allowing natural light throughout the workspace. The unit includes two drive-in bays with sunshine panels, as well as a wash bay to support daily operations. A fully paved storage yard with secure fencing provides exterior storage and added site functionality. With MI zoning and quick access to 19th Street, 40th Avenue, and the QEII Highway, this property is well positioned for businesses requiring strong connectivity within Red Deer's industrial market.



Floor Plan

Main Floor - 8,010 SF



Developed Mezzanine - 1,271 SF





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