



For Lease

Industrial Bay **For Lease** in Northlands Industrial Park

Unit 7, 7896 49 Avenue, Red Deer | Alberta

Accelerating success.

\$9.00
Asking Rate

±4,913 SF
Available

Blair McArthur
Vice President
+1 403 391 0669
blair.mcarthur@colliers.com



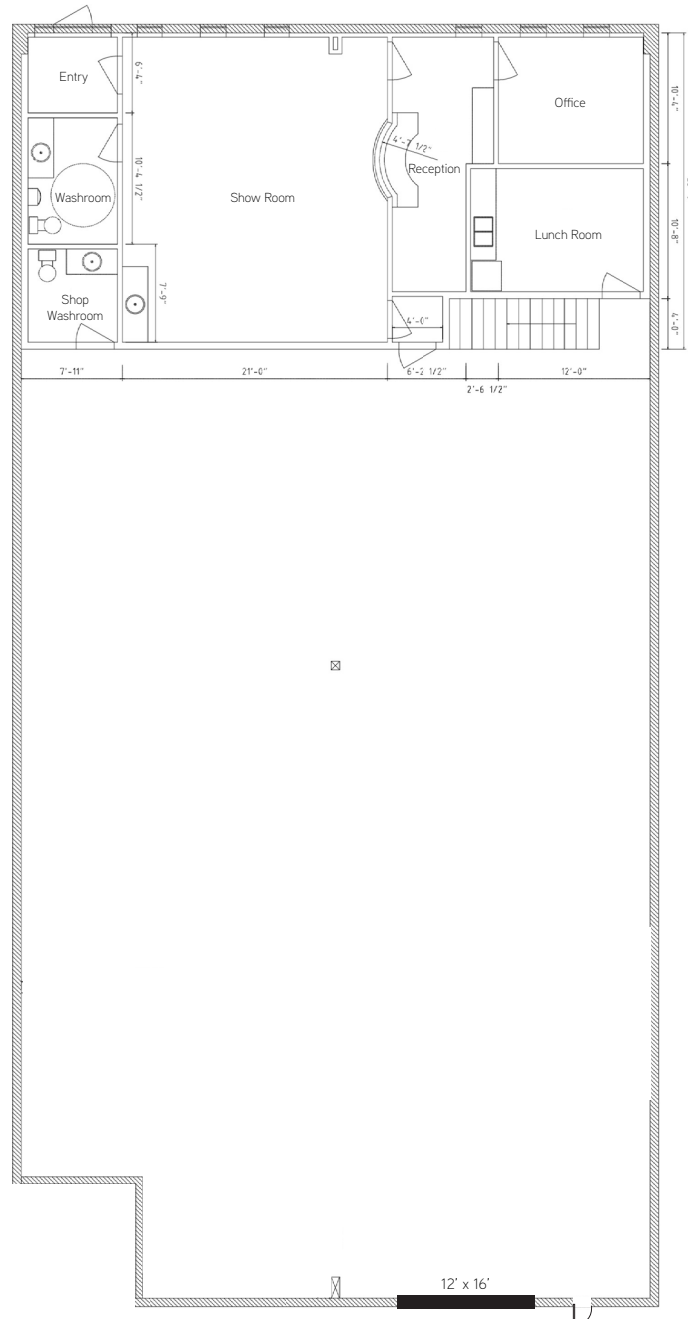
Property Overview

Building Specifications:

Total Area	± 4,913 SF
Office Area	± 1,250 SF
Warehouse Area	± 3,663 SF
Mezzanine Area	± 1,250 SF
Yard	Dedicated shared yard
Zoning	I1 - Industrial (Business Services)
Power	200 Amp, 3 Phase (TBV)
HVAC	Warehouse: Radiant Tube Office: Forced Air & A/C
Ceiling Height	17' 7" Clear
Lighting	LED
Loading	1 Drive-In (12' x 16')
Lease Rate	\$9.00
Op Costs (est. 2026)	\$5.60 PSF
Availability	Immediately



Floor Plan



± 4,913
square feet
available

The Building:

- Fenced and graded storage yard
- Ample parking on site
- I1 Industrial (Business Services) zoning allows for a variety of uses
- Ideal location in Northlands Industrial Park

The Space:

Office:

- Newly renovated
- Bathroom
- Office
- Showroom

Warehouse:

- Newly renovated
- Bathroom
- New LED lights



Colliers

Highway 11A

Queen Elizabeth II Highway

Gaetz Avenue

77 Street

Unit 7, 7896 49 Avenue, Red Deer | Alberta

Blair McArthur

Vice President
+1 403 391 0669
blair.mcarthur@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. CMN Calgary Inc.



collierscanada.com

Accelerating success.