

FOR LEASE

**6850 52 AVENUE
RED DEER, AB**



PROPERTY Details

LOCATION

52nd Corridor

MUNICIPAL ADDRESS

6850 52 Avenue, Red Deer, AB

LEGAL DESCRIPTION

Plan 2221380, Block 3, Lot 23

ZONING

IC - Industrial/Commercial (Mixed Use) District

UNIT SIZES

2,600 SF - 11,200 SF

LEASE RATE

\$12.00 PSF

ADDITIONAL RENT

\$4.50 PSF

YEAR BUILT

1973

PARKING

10 Surface Rear Stalls (additional street parking)

POSSESSION

Immediate



PROPERTY OVERVIEW

This 29,400 SF industrial building on 1.91 acres now offers two units available for lease, with the remaining units fully leased. The property features seven individual bays, 13 drive-in doors, a fully paved front entrance with ample surface parking, and a fenced, gated rear yard. Its functional design accommodates a range of operational needs, from warehousing and distribution to repair services and light manufacturing.

Currently zoned I1, the site is in the process of rezoning to IC - Industrial/Commercial (Mixed Use) District, expanding future use options. The property benefits from excellent transportation links with direct access to Gaetz Avenue, Highway 2A, the David Thompson Highway, and proximity to the QEII, supporting efficient logistics and service reach.

An excellent opportunity for businesses seeking flexible, well-located industrial space in the heart of Red Deer's active industrial corridor.

Unit 1

Explore a prime industrial bay in the multi-tenant complex, featuring four large drive-in loading doors and interior ramp access to raised dock/trailer loading. This unit also includes a convenient front reception/office build-out. Outside, enjoy exclusive surface parking in a paved lot. Elevate your operations with this versatile space. *Potential to be demised into two separate units.*

UNIT SIZE

5,600 SF - 11,200 SF

MONTHLY RENT

\$7,700 - \$15,400 + GST

LOADING

(4) 12' x 16' Drive-In doors with sunshine panels and interior dock loading (*raised interior warehouse*)

HVAC

Radiant Heat

CEILING HEIGHT

22' (approx.)

LIGHTING

Hi-Bay

YEAR BUILT

1973

DRAINAGE

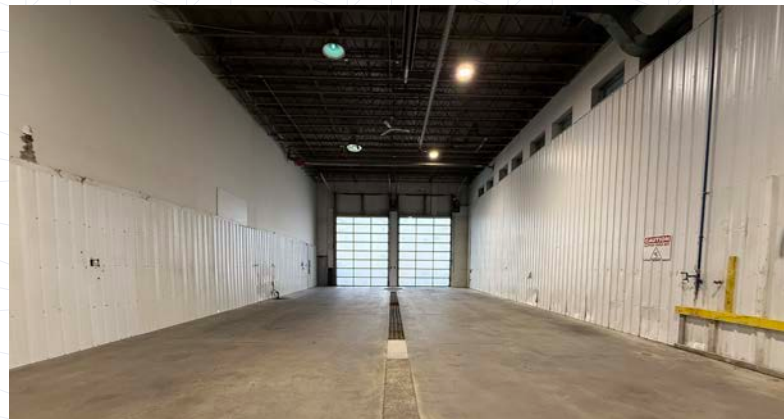
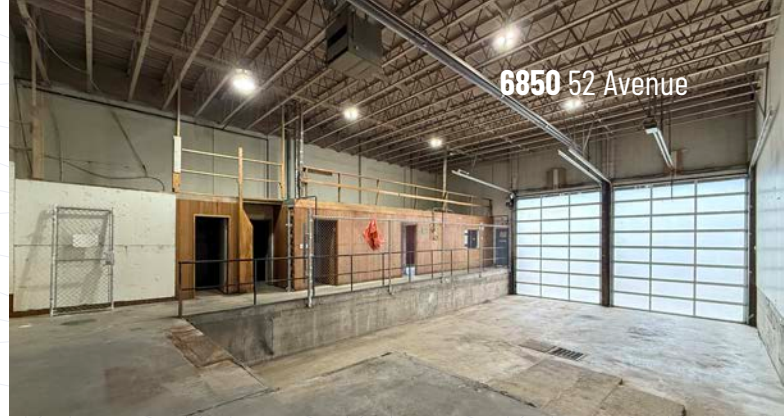
Trench

POSSESSION

Negotiable

FEATURES

- › Bathroom
- › Storage Room
- › Break Room
- › Large Office/Work Area
- › Storage Mezzanine



Unit 7

Discover this immaculately maintained 2,600 SF industrial unit in the vibrant hub of Red Deer. This attractively finished space features a well-appointed office, convenient bathroom, and a versatile open work area. Additionally, a storage mezzanine offers extra storage capacity. With a small bay area measuring 21'x21' and a convenient loading door, this unit caters perfectly to various business needs. Enjoy direct exposure to 52 Avenue, ensuring visibility and accessibility.

UNIT SIZE

2,600 SF

MONTHLY RENT

\$3,575 + GST

LOADING

(1) 12' x 14' O/H Door

HVAC

Radiant Heat

CEILING HEIGHT

22' (approx.)

LIGHTING

Fluorescent

YEAR BUILT

1973

POSSESSION

Immediate

FEATURES

- › Waiting Area
- › Office
- › Storage Room
- › Bathroom
- › Storage Mezzanine





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