



Unit 110, 40 Queensland Crescent, Red Deer, AB

±5,375 SF industrial
warehouse/office for sublease

Blair McArthur

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



CMN Calgary Inc.

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Property Details

District	Queens Industrial
Zoning	I1 Industrial (Business Service)
Office Area	± 1,465 SF
Warehouse Area	± 3,900 SF
Total Area	± 5,375 SF
Clear Height	26'
Loading	2 (16' x 18') Drive-Thru 1 (16' x 18') Drive-In
Power	200A, 208/120V 3 Phase (TBV)
Sprinklers	Yes
HVAC	Office – Forced Air & AC Warehouse – Radiant Tube
Op Costs (2026)	\$4.06 (est. 2026)
Sublease Rate	\$12.00
Available	Immediately
Sublease Expiry	January 31, 2029

Property Highlights

- Trench drains with dual compartments sumps
- Building signage available
- Dedicated and secured yard area
- Large overhead doors and clear ceiling height
- Ideal location in Queens Industrial Park

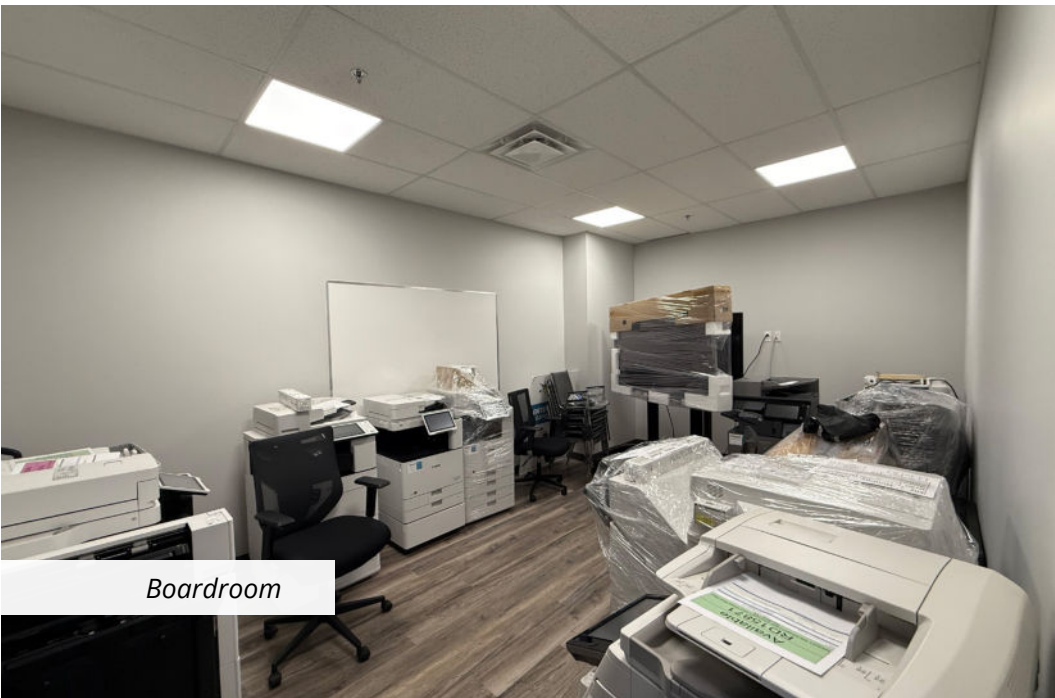
Property Photos



Loading Doors



Warehouse



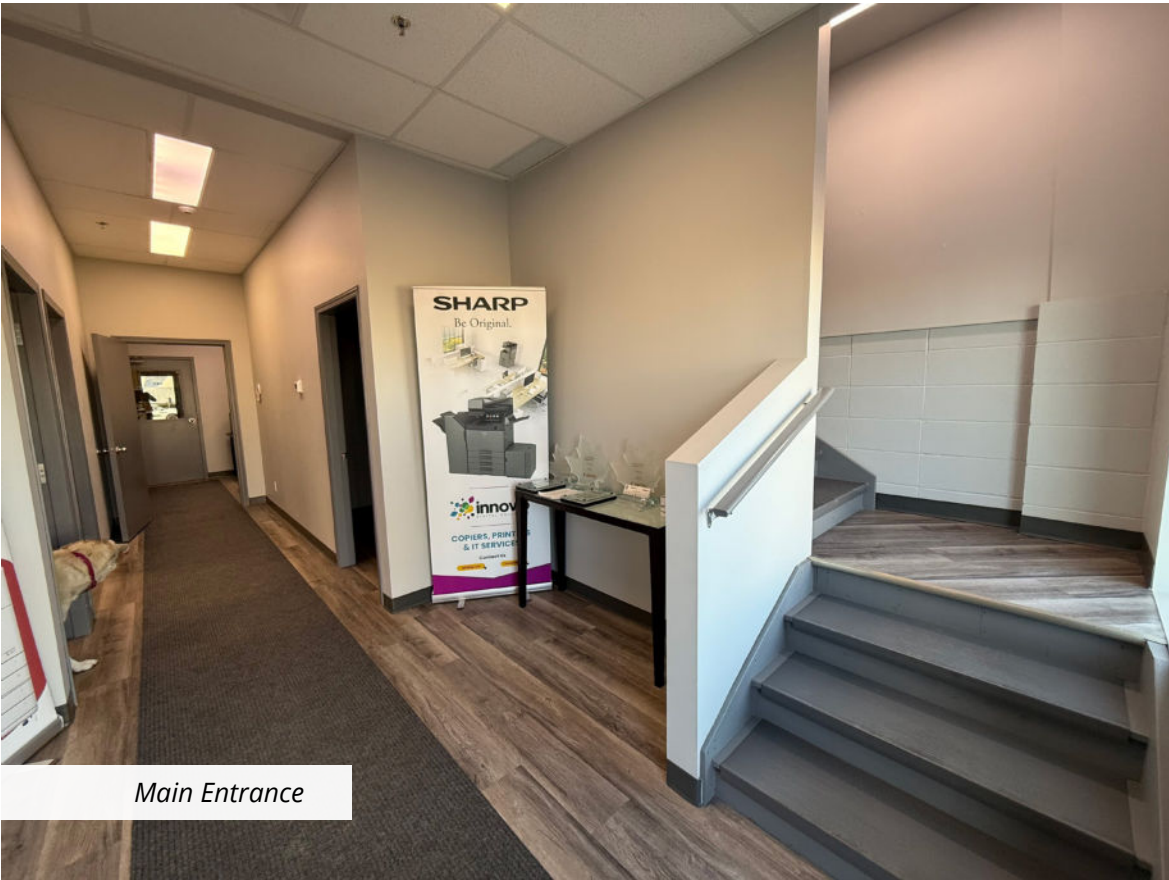
Boardroom



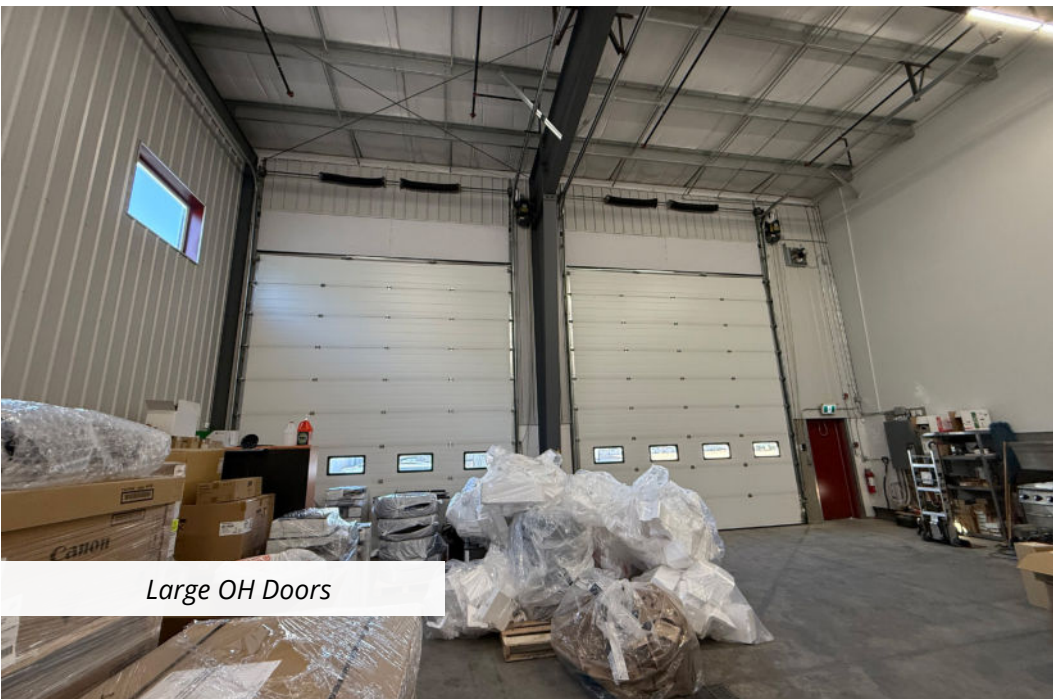
Office



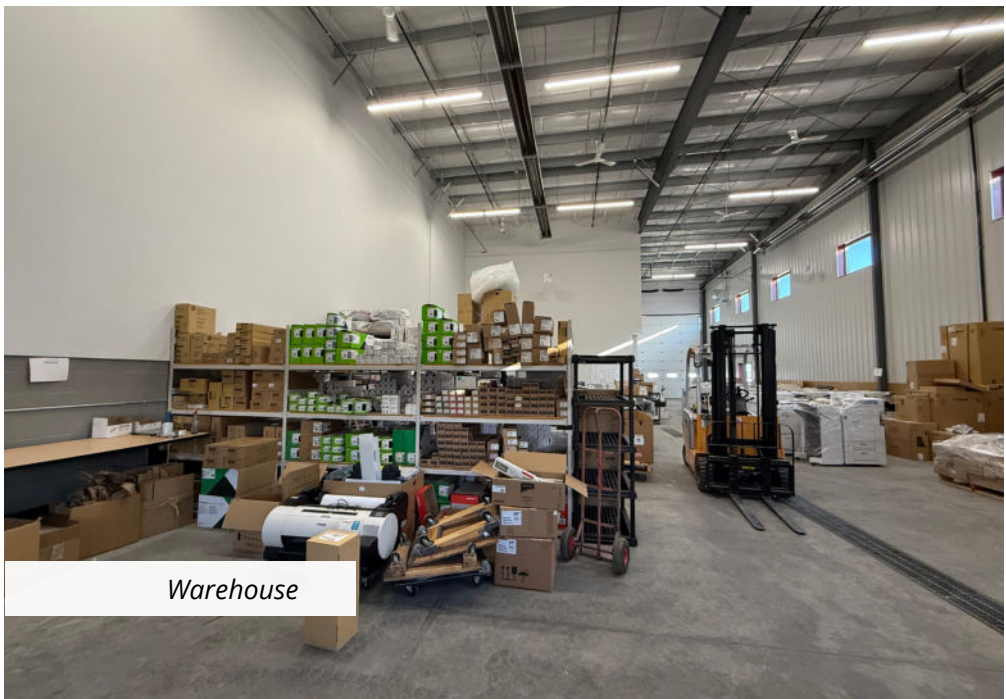
Typical Office



Main Entrance



Large OH Doors



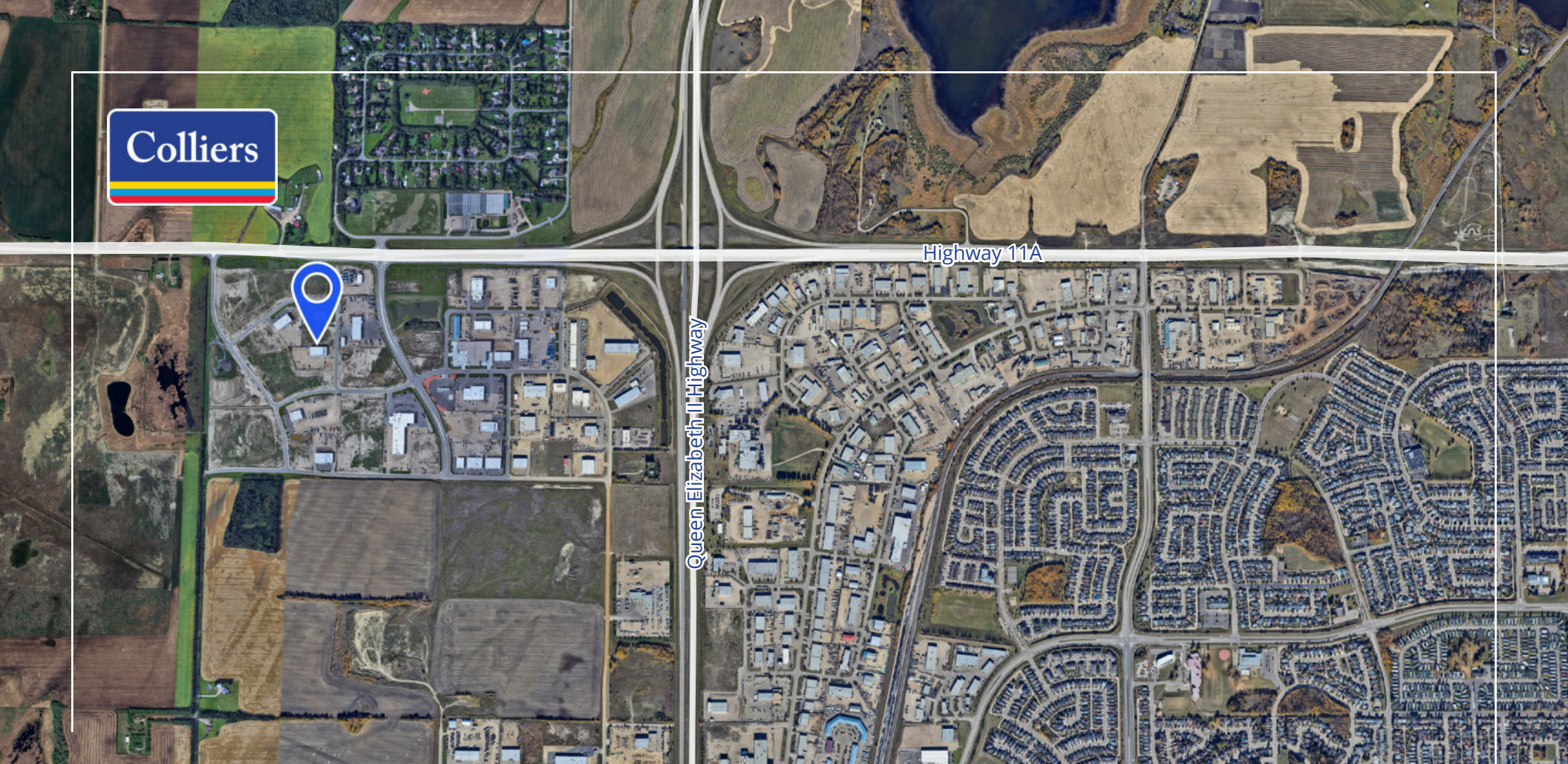
Warehouse



Loading Doors



Warehouse



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