

GOLDEN WEST INDUSTRIAL COMMERCIAL MIX

**FOR LEASE**

6660 TAYLOR DRIVE, RED DEER



**LOCATION:**  
Golden West



**PROPERTY SIZE:**  
2,500 SF & 4,148 SF



**ZONING:**  
I1 - Industrial



**LEASE PRICE:**  
\$12.00 Per SF

**PRESENTED BY**

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# THE PROPERTY

6660 TAYLOR DRIVE, RED DEER

## INDUSTRIAL SHOWROOM / WAREHOUSE SPACE FOR LEASE

Located in Golden West, just off of Taylor Drive. This property includes:

### Property features:

#### Unit 104:

- » 4,148 SF
- » Large showroom & warehouse
- » Washroom
- » Two overhead doors (16' x 16')
- » Storage mezzanine

#### Unit 106A:

- » 2,500 SF
- » Small office/storage & washroom
- » Open warehouse space
- » One overhead door (16' x 16')

This property offers excellent visibility, with easy access to HWY 2 and HWY 11. Operating costs are estimated at \$5.32 per SF for 2025.



403.986.7777



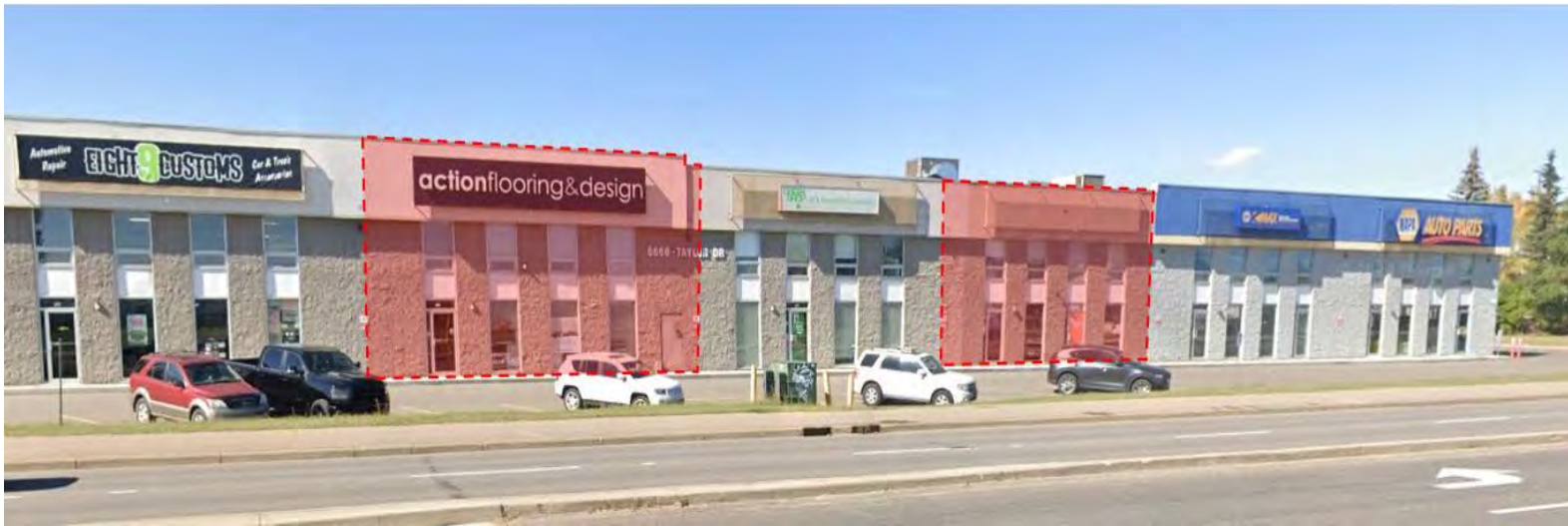
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**REMAX**  
COMMERCIAL  
PROPERTIES



# DETAILS & FLOOR PLAN



## PROPERTY DETAILS

MUNICIPAL:	6660 Taylor Drive, Red Deer, AB
LEGAL LAND DESCRIPTION:	Plan 8022635 Block A Lot 13
TOTAL SIZE:	<b>Unit 104 - 4,148 SF</b> <b>Unit 106A - 2,500 SF</b> <b>Yard space is available.</b>
YEAR BUILT:	1977
ZONING:	I-1 - Industrial
PARKING:	Paved shared front parking



## FINANCIAL DETAILS

### FOR LEASE

LEASE PRICE:	\$12.00 PSF
NNN:	\$5.32 PSF
TOTAL:	<b>Unit 104 - \$5,986.95/monthly</b> <b>Unit 106A - \$3,608.33/monthly</b>

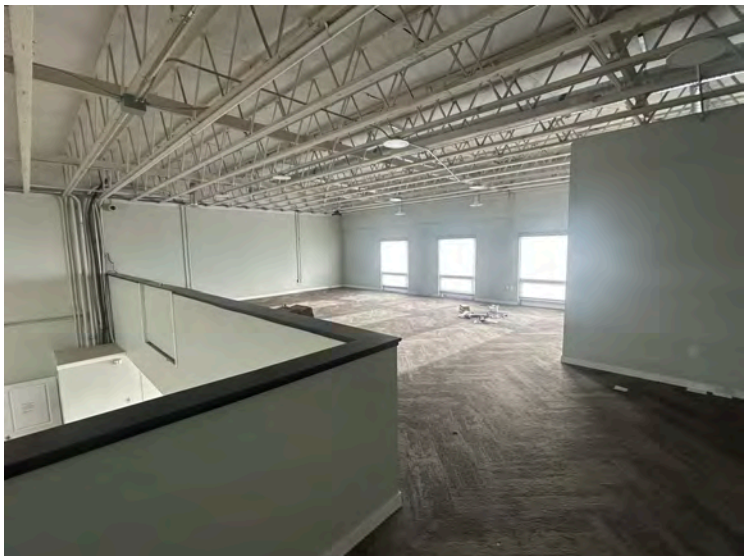
\*Plus GST





# UNIT 104 PHOTOS

UNIT 104, 6660 TAYLOR DRIVE, RED DEER - 4,148 SF





# UNIT 106A PHOTOS

UNIT 106A, 6660 TAYLOR DRIVE, RED DEER - 2,500 SF





## MORE PHOTOS

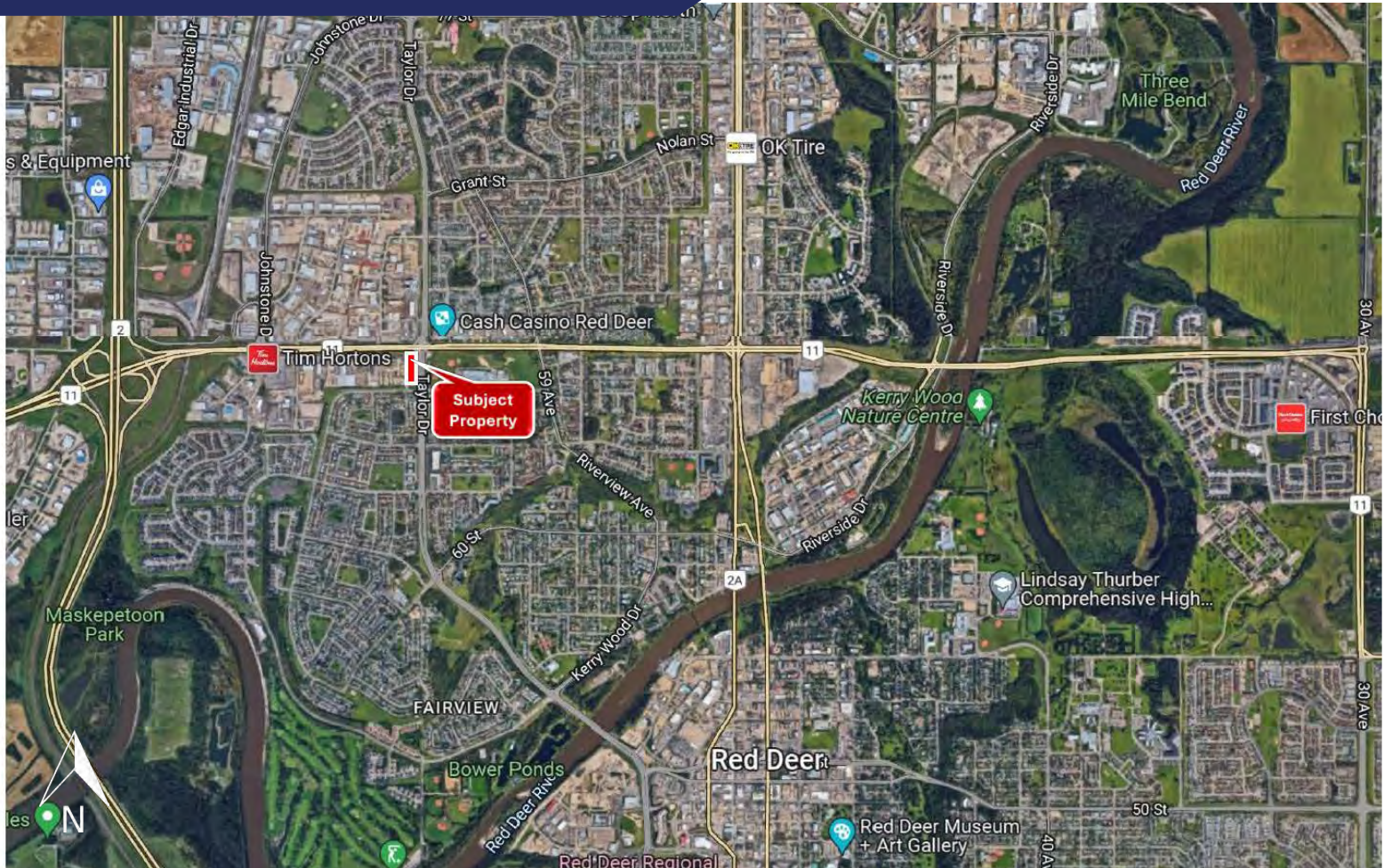
### Yard

#### YARD AVAILABLE

Yard Area	Rent/Monthly
<b>B:</b> 3,240 SF	<b>\$ 300.00</b>
<b>D:</b> 16,361 SF	<b>LEASED</b>
<b>H:</b> 6,521 SF	<b>LEASED</b>
<b>J:</b> 13,670 SF	<b>LEASED</b>
<b>K:</b> 7,500 SF	<b>LEASED</b>



## LOCATION / MAP





CALGARY & RED DEER'S  
ONLY EXCLUSIVE  
RE/MAX COMMERCIAL BROKERAGE



**YOUR RE/MAX COMMERCIAL TEAM**

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