



29 Queensgate Crescent, Red Deer, AB

±59,239 Square Foot Distribution Centre **for Lease**

Rare state-of-the-art dock load facility available for lease, starting at ±16,614 square feet.

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Property Overview

| | |
|-----------------------------|---|
| Zoning | I1 Industrial (Business Service) District |
| District | Queens Business Park |
| Total Available Area | ±59,239 SF |
| Average Bay Size | 55' x 155' |
| Lighting | LED |
| Loading | 12 (9'x10') Manual Dock with Mechanical Levelers 8 (18'x20') Electric Drive-In |
| Floor | 8" Slab |
| Walls | 10" Engineered Pre-Cast Sandwich Panels |
| Roof | EPDM with R30 Insulation |
| Clear Height | 28' |
| Sprinklers | ESFR |
| Heating | Gas fired unit heaters in warehouse with radiant heat over loading doors RTU unit to service office premises |
| Parking | 72 Stalls |
| Asking Lease Rate | Market |
| Operating Costs | \$5.00 PSF (est. 2024) |
| TI Allowance | Negotiable |
| Available | Negotiable |



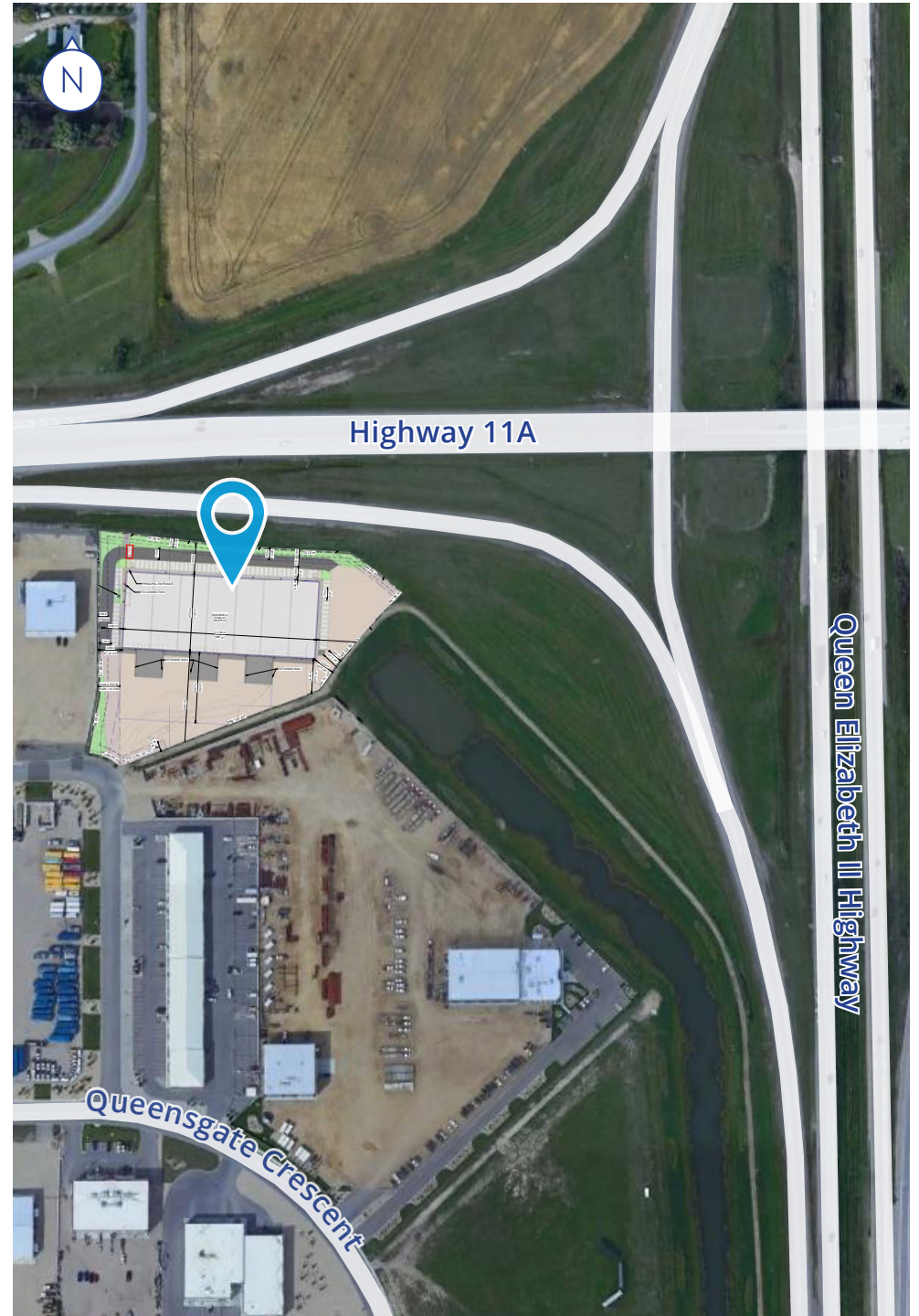
17 minute drive to the Red Deer Regional Airport



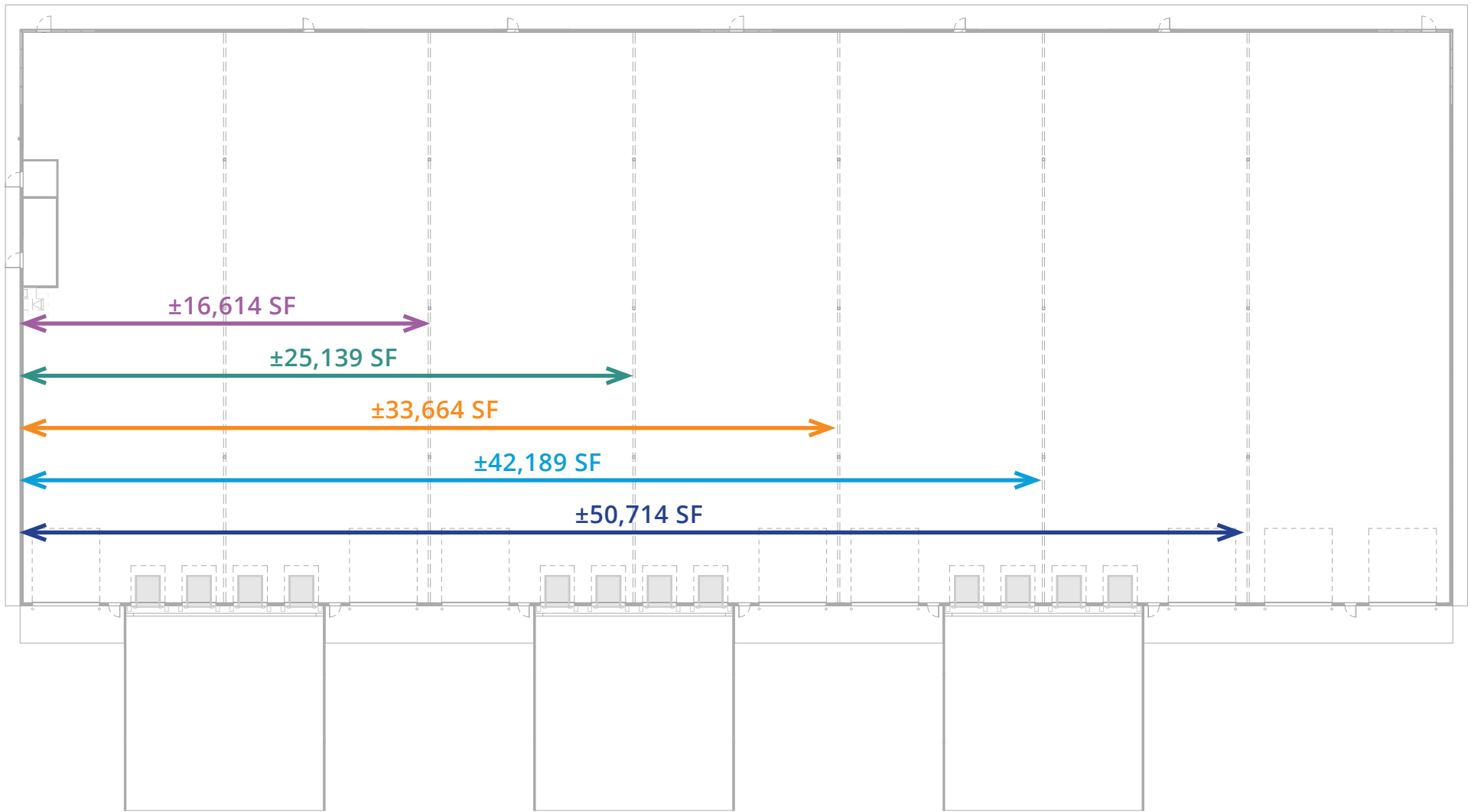
Easy access to the QEII highway with only one controlled intersection



Calgary | 1 hour, 20 minutes
Edmonton | 1 hour, 8 minutes



Building Plan



- ±16,614 SF: 4 Dock, 2 Drive-In
- ±25,139 SF: 6 Dock, 3 Drive-In
- ±33,664 SF: 8 Dock, 4 Drive-In
- ±42,189 SF: 10 Dock, 4 Drive-In
- ±50,714 SF: 12 Dock, 6 Drive-In

Building Renderings



Location & Access



29 Queensgate Crescent, Red Deer, AB

| | |
|----|-----------------------------|
| 1 | Blue Grass Nursery |
| 2 | Glover International Trucks |
| 3 | Gregg Distributors |
| 4 | Fort Garry Industries |
| 5 | Loomis Express |
| 6 | Purolator |
| 7 | Leavitt Machinery |
| 8 | FedEx |
| 9 | Brandt Tractor |
| 10 | Fountain Tire |



Gas or Service Station

- Excellent corner location situated directly on QEII & Hwy 11A in the Queens Business Park
- Additional trailer parking/outside storage
- High profile signage opportunities with direct exposure to the QEII highway
- The property is fully customizable and can accommodate a variety of size & functional requirements





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