

# For Lease

Taylor Industrial, 6660 Taylor Dr. | Red Deer, AB



## Demographics *(within 3 km)*



NEIGHBORHOOD  
Red Deer



POPULATION  
36,126



MEDIAN AGE  
37



HOUSEHOLD INCOME  
\$90,956

## Building Details



PARKING  
Ample Surface  
Parking



YEAR BUILT  
2000



TRAFFIC COUNT  
23,000 VPD | 67th Street  
22,000 VPD | Taylor Drive



Unit A210, 9705 Horton Road SW,  
Calgary, Alberta, T2V 2X5  
P (403) 214-2344

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## First 3 Months FREE on 5 Year Term

### Property Details

	Area	Rent
Unit 104	4,148 SF	Net Rent \$14.00 PSF
Unit 106B	2,858 SF	Net Rent \$13.00 PSF
	Yard Area	Rent/Month
Size Available:	B   3,240 SF	\$ 300/month
	D   16,361 SF	\$1,000/month
	H   6,521 SF	\$ 600/month
	I   6,835 SF	\$ 600/month
	J   13,670 SF	\$ 800/month
	K   7,500 SF	\$ 700/month
Op Costs:	\$5.32 PSF	
Availability:	Immediately	
Zoning:	I1 - Light Industrial	
Power:	200 Amp	
Loading:	Drive-in Overhead	
Ceiling Height:	20'	

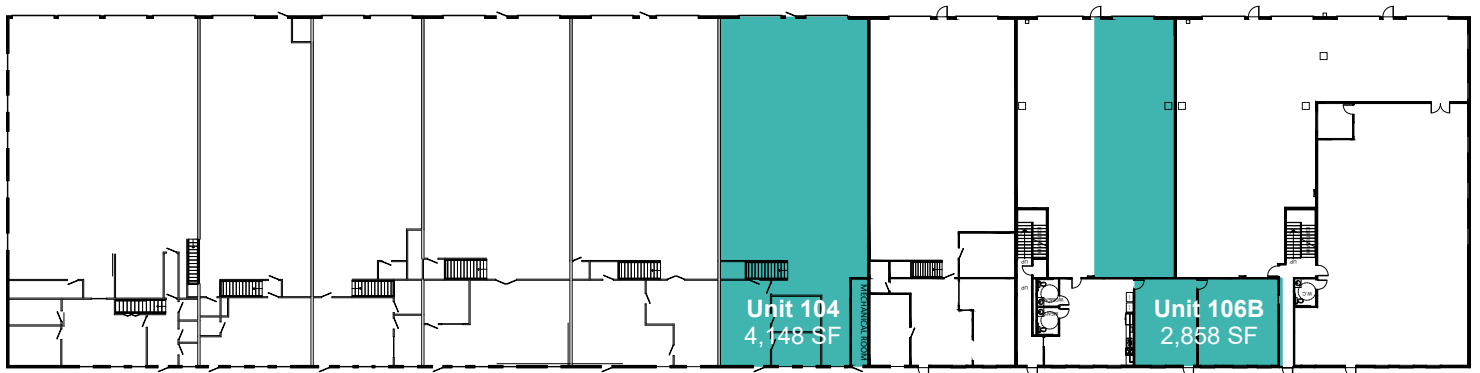
### Highlights

- Industrial/showroom space available on Taylor Drive with excellent access and exposure
- FREE Mezzanine space available (approx. 25% of main floor)
- District allows a variety of warehousing, distribution, sales and service business
- Newly renovated
- Large fenced and secure yard space available

# Site Plan

Unit 104 | 4,148 SF

Unit 106B | 2,858 SF







# Thank you for your Interest!

## For More Info.

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