



Unit 1, 158 Queens Drive, Red Deer, Alberta

# Industrial Office & Yard For Sublease

**Blair McArthur**

Associate Vice President  
+1 403 391 0669  
[blair.mcarthur@colliers.com](mailto:blair.mcarthur@colliers.com)

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# Property Overview

<b>Civic Address</b>	Unit 1, 158 Queens Drive, Red Deer
<b>Legal Address</b>	Plan: 1224725 Block: 3 Lot: 5
<b>Location</b>	Queens Industrial Park
<b>Zoning</b>	I1 - Industrial Business Service
<b>Rentable Area</b>	± 2,560 SF
<b>Parking</b>	11 Dedicated Surface Stalls
<b>Signage</b>	Yes
<b>Yard Size</b>	Negotiable
<b>Fibre Optic</b>	Yes
<b>Sublease Rate</b>	\$15.00 PSF Gross
<b>Land Lease Rate</b>	\$0.75 PSF
<b>Available</b>	Immediately



Excellent  
Visibility to  
Queens Drive



Easy Access to  
Major Thoroughfares  
Including HWY 11A  
and the QEII



Available secured,  
Heavy Compacted  
Yard area is  
Negotiable



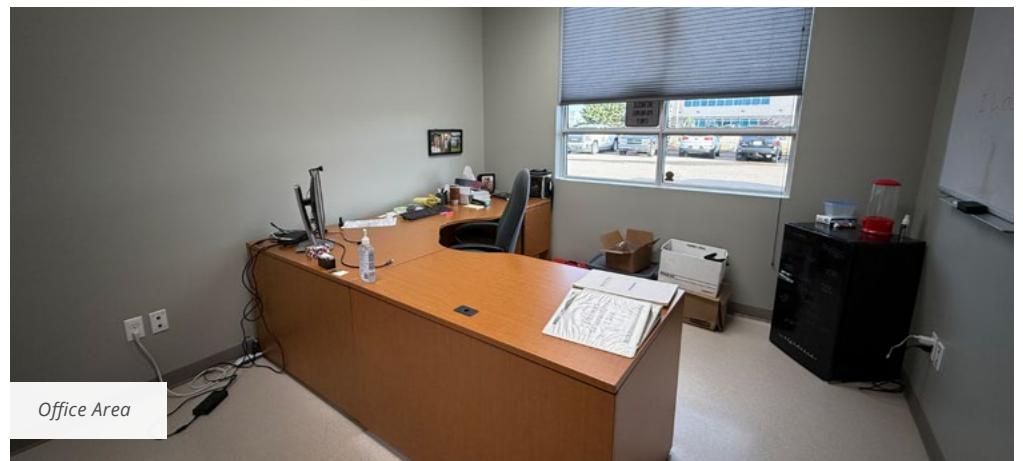
Turn-key Office  
Area is Move-in  
Ready



Reception Area



Waiting Area

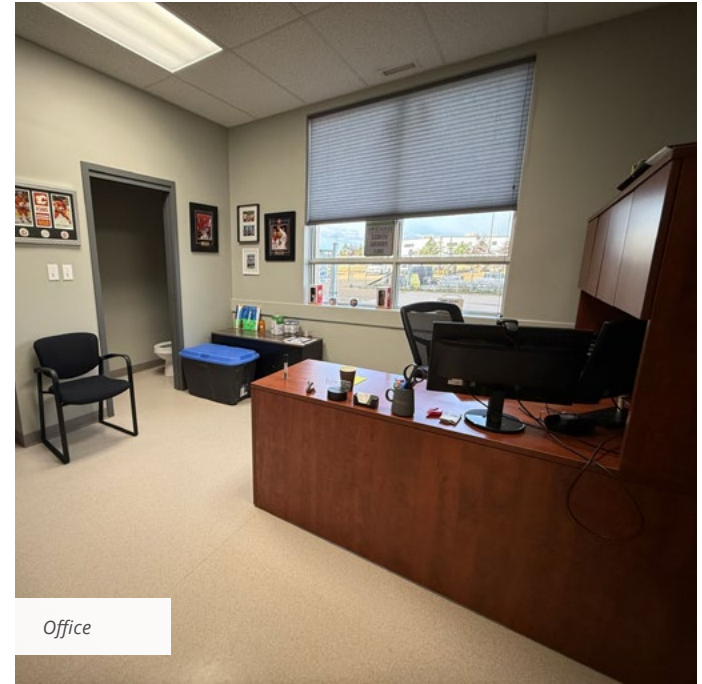


Office Area

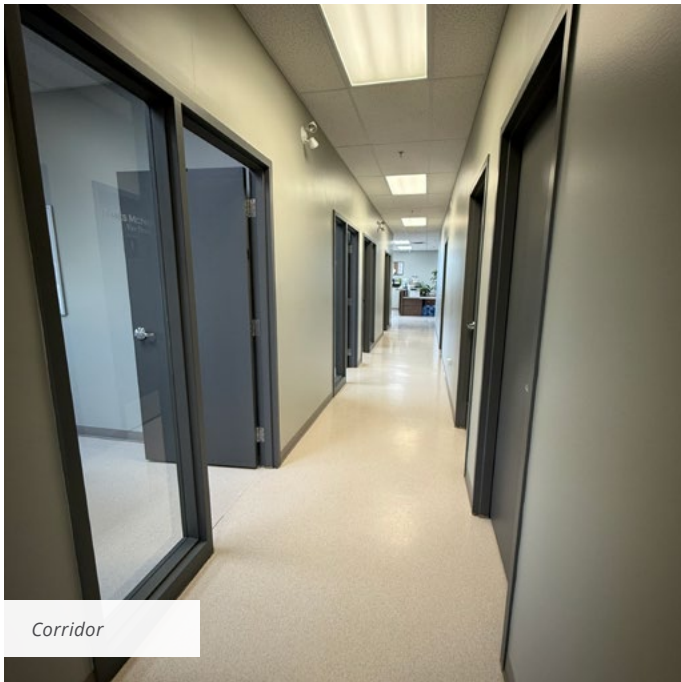




Features natural light



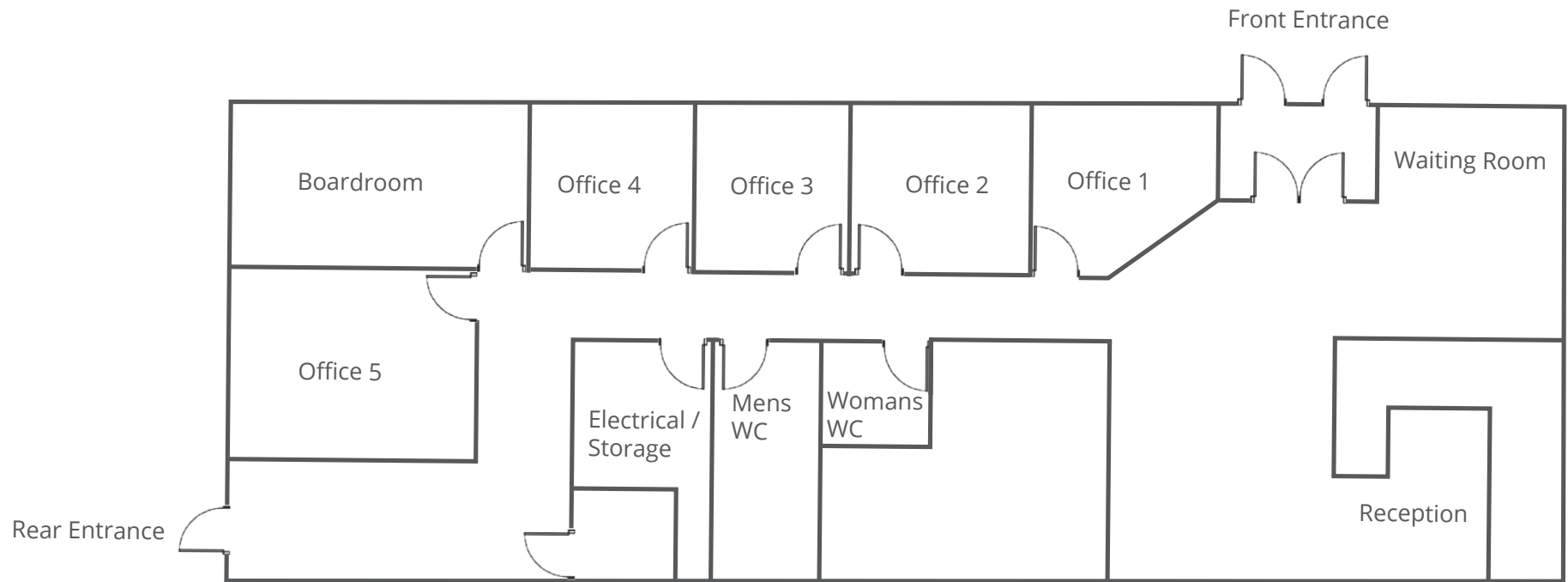
Office



Corridor



# Floor Plan



## Highlights

- Excellent visibility to Queens Drive
- Easy access to major throughfares including HWY 11A and the QEII
- Available secured, heavy compacted yard area is negotiable
- Turn-key office area is move-in ready

**±2,560**  
square feet available



An aerial photograph of an industrial park in Red Deer, Alberta. The image shows several large industrial buildings, parking lots filled with vehicles and trucks, and some green spaces. A blue location pin is placed on a building in the center-right. Labels in blue boxes with white text identify several businesses: Excel Welding & Fabrication, West Country Pump & Filtration Ltd, Gregg Distributors, Solo RV, Purolator, Monster Truck Wash, IFR Workwear, Co-Op Cardlock, and Glover International. The Colliers logo is in the top left. The streets 75th Avenue, Queens Drive, and Quinn Avenue are also labeled.

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Excel Welding &  
Fabrication

West Country Pump &  
Filtration Ltd

Gregg Distributors

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