

70 QUEENSGATE CRESCENT

Red Deer, AB



Fully Fenced & Graveled 1.7-Acre Industrial Lot in Queens Business Park



DESIRABLE LOCATION

Close to major highways, including QEII & 11A



CONVENIENT ACCESS

Two entry/exit gates for easy transportation



THRIVING INDUSTRIAL ENVIRONMENT

Surrounded by well established businesses



EXCEPTIONAL CONNECTIVITY

Access to a trade area of over 2.5 million people

For more information

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PROPERTY DETAILS

LOCATION

Queens Business Park

MUNICIPAL ADDRESS

70 Queensgate Crescent

LEGAL DESCRIPTION

Plan 1221555, Block 2, lot 3

ZONING

I1 - Industrial Business Service

PARCEL SIZE

74,052 SF/1.70 Acres

LEASE RATE

\$0.75 PSF

MONTHLY RENT

\$4,628.25 + GST

POSSESSION

Immediate

FRONTAGE

242' approx.



PROPERTY OVERVIEW

This 1.70-acre parcel, zoned I1 (Industrial Business Service Zone), is available for lease in the Queens Business Park, Red Deer's premier industrial hub. With approximately 242 feet of frontage, this fully fenced and recently re-gravelled lot offers ample space for industrial operations. The property features two entry/exit gates for easy access and efficient vehicle flow.

Ideally situated near major highways (11A & QEII), the site provides excellent connectivity for transport and logistics. Immediate possession is available, allowing your business to set up without delay.

Queens Business Park is a rapidly developing industrial center, designed to meet the needs of diverse enterprises. This park offers a prime location within Red Deer's thriving business district.

This parcel offers both the space and infrastructure to support various business operations, making it an ideal choice for companies looking to expand or establish a presence in Central Alberta.