

# FOR LEASE

110 & 130, 167 QUEENS DRIVE  
RED DEER, AB





## About the Property

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Two industrial units are available for lease in the sought-after Queens Business Park, offering prime access just off the junction of Highway 2 and Highway 11A. This location provides seamless connectivity for logistics and business operations.

The first unit is a 4,931 SF end-cap space, featuring a prominent corner position that enhances visibility and access. Inside, an open industrial layout is paired with two bathrooms and two overhead doors for efficient operations. Ample paved parking is available in the front, while a gravel common yard in the rear includes two entry points, ideal for storage or outdoor use.

The second unit is 3,000 SF and features reception, private offices, washrooms, a storage mezzanine, and an overhead door. Possession for this unit is negotiable.

These units provide a flexible solution for businesses of all sizes looking to establish or expand in a well-connected industrial hub.

### LEGAL DESCRIPTION

Plan: 122-1555, Block: 2, Lot: 5

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### UNIT SIZES

3,000 SF - 4,931 SF

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### LOCATION

Queens Business Park

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### ZONING

I1 - Industrial (Business Service) District

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### LEASE RATE

\$13.00 PSF - \$14.00 PSF

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### ADDITIONAL RENT

\$4.25 PSF

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### MONTHLY RENT

\$4,562.50 - \$7,088.31 + GST

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### POSSESSION

Immediate/Negotiable

# Unit 110

## UNIT SIZE

4,931 SF

## LEASE RATE

\$13.00 PSF

## ADDITIONAL RENT

\$4.25 PSF

## MONTHLY RENT

\$7,088.31 + GST

## LOADING

(2) 16' x 16' Powered Overhead Doors

## HVAC

Radiant Heat

## CEILING HEIGHT

Approx 26' to approx. 28'

## LIGHTING

T-5 Lighting

## YEAR BUILT

2013

## DRAINAGE

Trench Sump/Double Compartment

## YARD

Up to the approx. width of the space

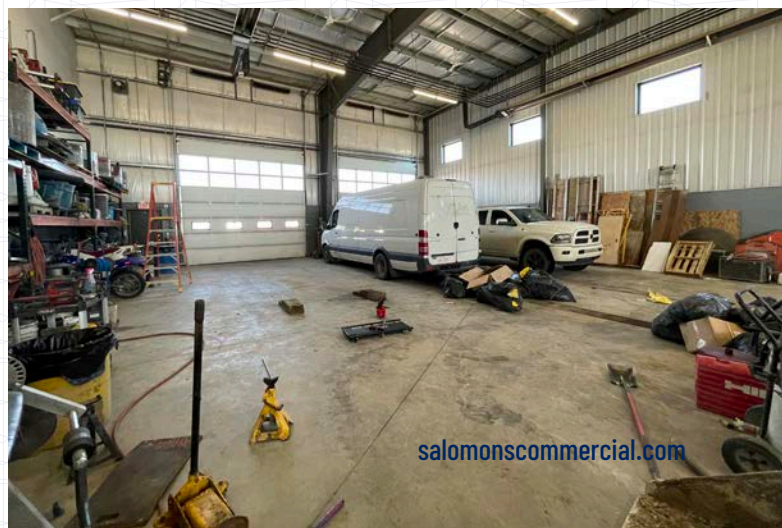
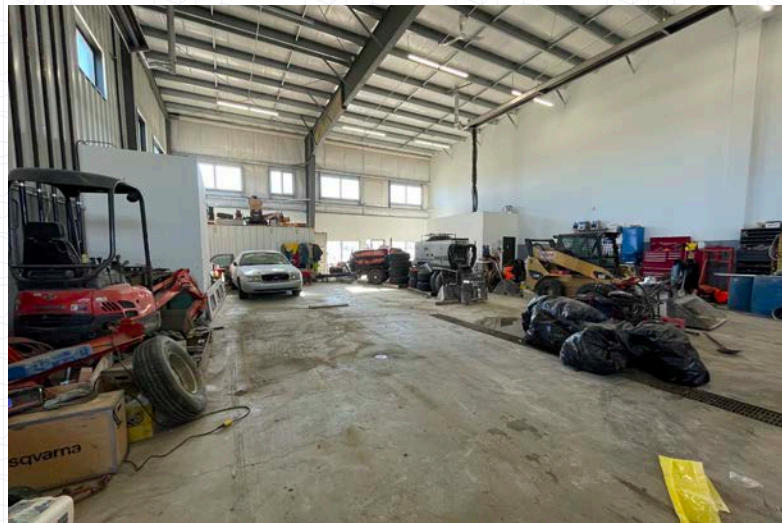
## POSSESSION

Immediate

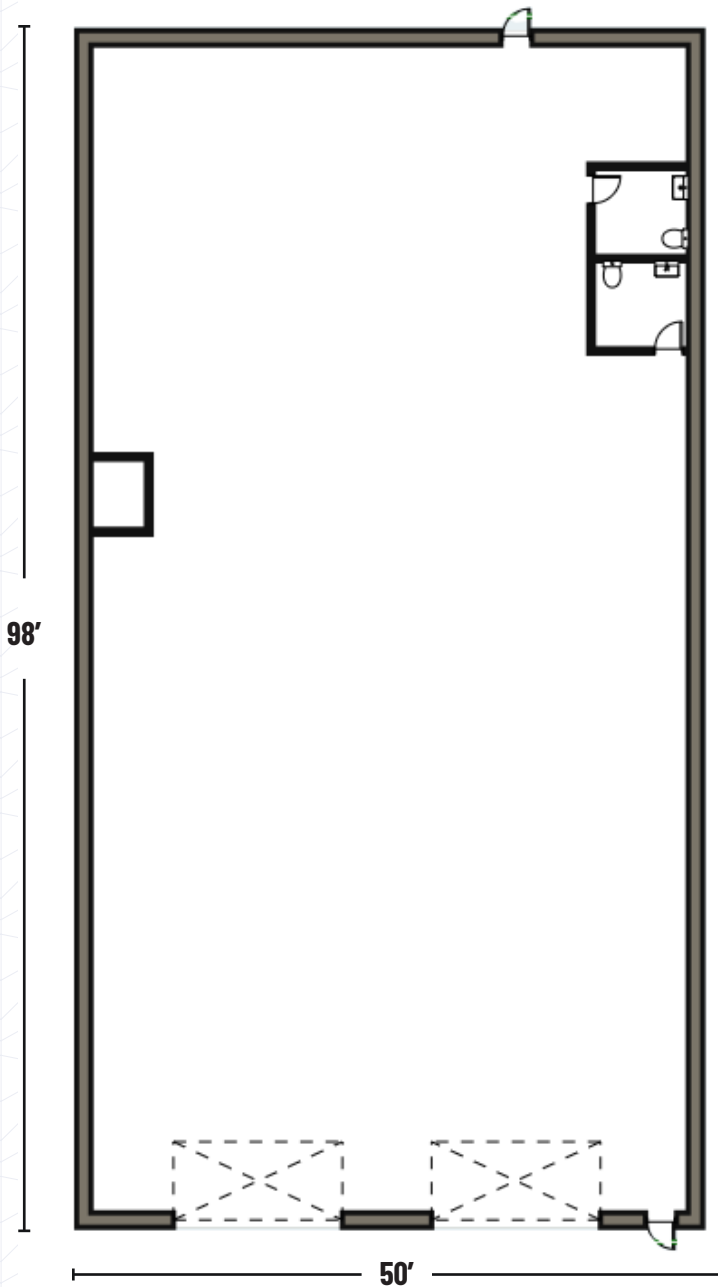
## FEATURES

- > Wide open shop area
- > (2) Washrooms

167 Queens Drive



# Unit 110 Floor Plan



# Unit 130

## UNIT SIZE

3,000 SF

## LEASE RATE

\$14.00 PSF

## ADDITIONAL RENT

\$4.25 PSF

## MONTHLY RENT

\$4,562.50 + GST

## LOADING

(1) 16' x 16' Powered Overhead Door

## HVAC

Radiant Heat

## CEILING HEIGHT

Approx 26' to approx. 28'

## LIGHTING

Fluorescent

## YEAR BUILT

2013

## DRAINAGE

Trench Sumps

## YARD

Up to the approx. width of the space

## POSSESSION

30 Days

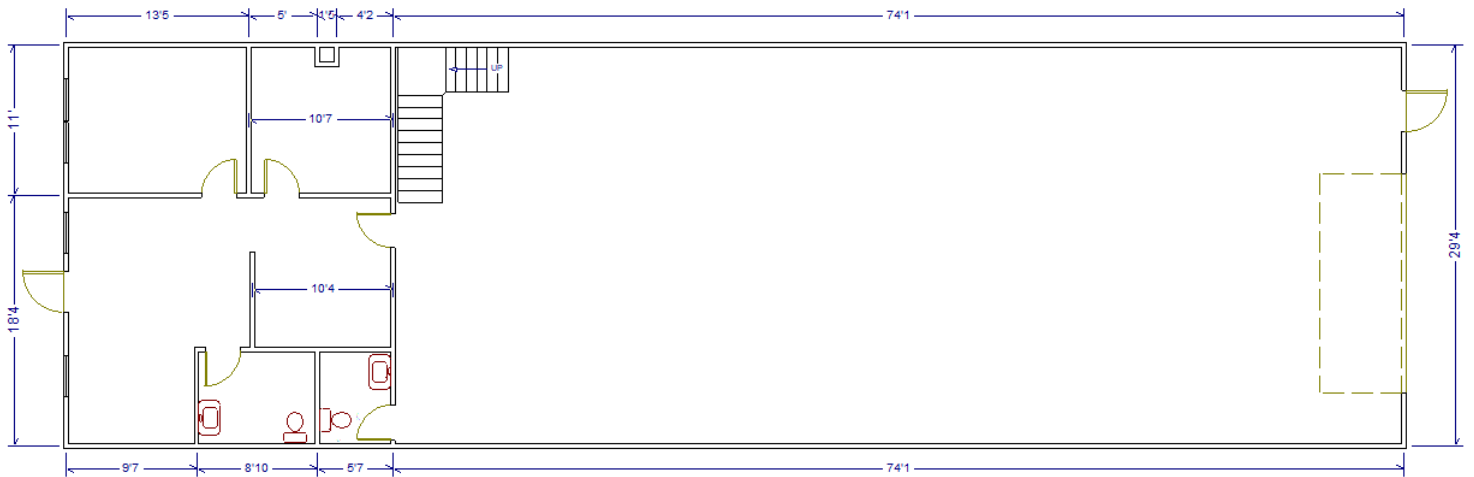
## FEATURES

- > Interior Unit
- > Reception
- > (2) Washrooms
- > (2) Private Offices
- > Storage mezzanine with windows

167 Queens Drive



# Unit 130 Floor Plan



*\*diagram may not be to scale*



EDGAR INDUSTRIAL PARK

Purolator

QUEEN ELIZABETH II HIGHWAY

79TH STREET

SMS EQUIPMENT

Loomis Express

QUEENSGATE CRESCENT

CO-OP



SUBJECT PROPERTY

Gregg GREGG DISTRIBUTORS LTD

HIGHWAY 71A

QUEENS DRIVE

75TH AVENUE

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#103, 4315 - 55 Avenue Red Deer, AB T4N 4N7  
www.salomonscommercial.com

**Mike Williamson**  
Listing Agent  
403.314.6189  
mike@salomonscommercial.com

**Kelly Babcock**  
Broker/Partner  
403.314.6188  
kelly@salomonscommercial.com

**Brett Salomons**  
Partner  
403.314.6187  
brett@salomonscommercial.com

**Davin Kemshead**  
Associate  
403.314.6190  
davin@salomonscommercial.com

**Max Field**  
Associate  
403.314.6186  
max@salomonscommercial.com

**Jordan Krulicki**  
Associate  
403.314.6185  
jordan@salomonscommercial.com

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