

FOR SALE OR LEASE

7740 40 Avenue Red Deer, AB



**202,625 SF on 12.09 Acres
AVAILABLE IMMEDIATELY**

**AVISON
YOUNG**

Please Contact:

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Address	7740 40 Avenue, Red Deer, AB	
District	Northlands Industrial Park	
Zoning	I-2	
Clear Height	22.0' - 28.0'	
Site Size	12.09 Acres	
Total Size	\pm 202,625 SF	
	Total	\pm 189,625 SF
Building 1	Office	\pm 25,000 SF (approx.)
	Warehouse	\pm 164,625 SF
Building 2	\pm 6,000 SF (approx.)	
Building 3	\pm 7,000 SF (approx.)	
Loading	11 Dock Doors	
	3 Drive in Doors	
Power	2 x 1,600 Amp; 600 Volt (TBV)	
Availability	Immediately	
Lease Rate	Contact Agent	
Sale Price	\$15,000,000.00 <small>\$18,000,000.00</small>	



Fully sprinklered with high clearance allows for efficient racking in the warehouse.



Excellent access to major transportation routes such as, Highway 2 and AB11.



I-2 zoning allows for a variety of warehousing, processing, and logistics operations.



Warehouse is equipped with full racking and conveyor inventory management system.



Large yard space to accommodate loading and all parking requirements.

Avison Young is pleased to offer a rare 202,625 square foot industrial distribution property for sale or lease in Northlands Industrial Park, Red Deer. This property features a warehouse with both dock and drive-in loading and up to 28' clearance height. The property sits on 12.09 acres and is perfectly suited for a wide range of industrial operations.



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Site Plan



Building 1

Total Size	± 192,967 SF
Warehouse	± 167,867 SF
Office	± 25,100 SF
Clear Height	± 22.0' - 28.0'
	11 Docks (9'w x 9'h) 5 Automatic Dock Levelers
Loading	1 Drive-In (18'w x 16'h) 1 Drive-In (16'w x 14'h) 1 Drive-In (12'w x 14'h)

Building 2

Total Size	± 6,000 SF
Warehouse	± 6,000 SF
Clear Height	TBV
Loading	2 x Drive-In (Drive-Thru)

Building 3

Total Size	± 7,000 SF
Warehouse	± 7,000 SF
Clear Height	TBV
Loading	2 x Drive-In (Drive-Thru)

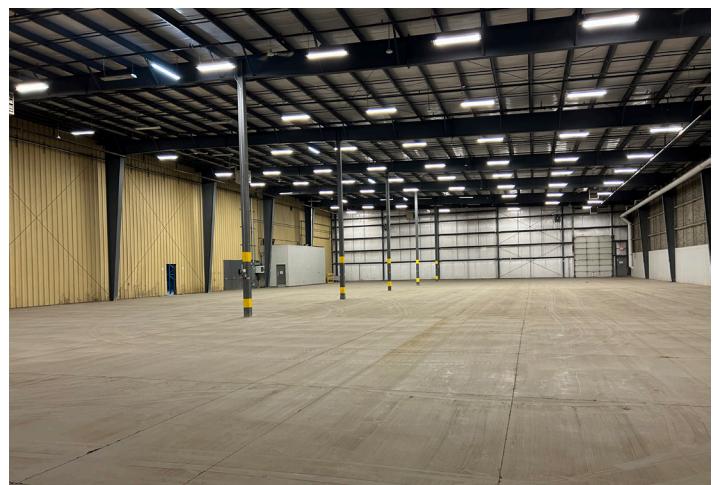
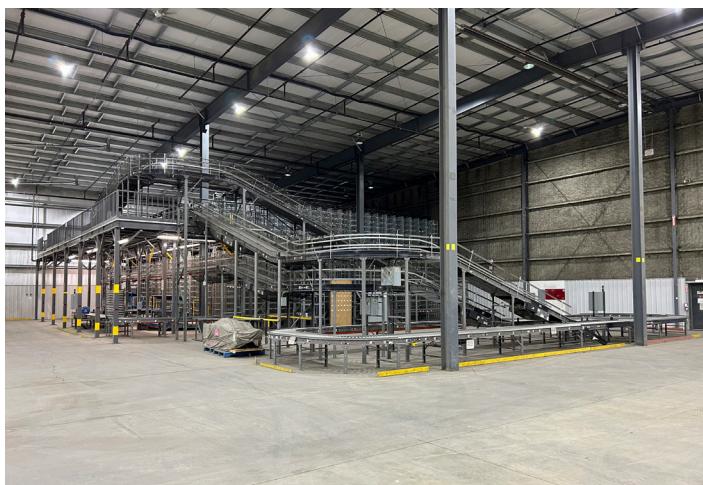
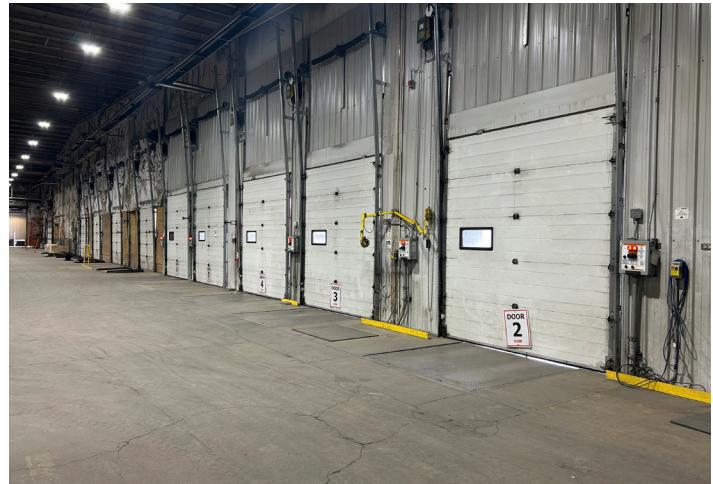
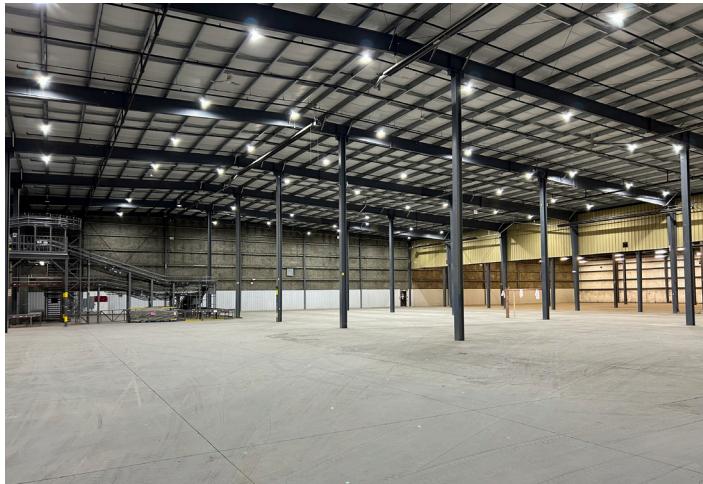
Building is unheated

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Interior Pictures



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Exterior Pictures



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Location

Downtown Red Deer

10 minutes

Queen Elizabeth II Highway

10 minutes

67 Street

10 minutes

Gasoline Alley

20 minutes



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Get more information

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Visit us online

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