

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rectangular box. Below the text is a horizontal bar with a rainbow gradient from red to blue.A large, modern industrial building with a dark grey facade and a prominent brick corner. The word "SIGNAGE" is mounted in large, white, sans-serif capital letters on the brick corner. The building features a large glass entrance on the left and several large white roll-up doors along the side. A parking lot with several cars is visible in the foreground under a cloudy sky.

SIGNAGE

29

Queensgate  
Crescent

Red Deer, Alberta

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±59,239 SF  
Distribution Centre  
**For Lease**

# Property Overview

<b>Zoning</b>	I1 Industrial (Business Service) District
<b>District</b>	Queens Business Park
<b>Total Available Area</b>	±59,239 SF
<b>Average Bay Size</b>	55' x 155'
<b>Lighting</b>	LED
<b>Loading</b>	12 (9'x10') Manual Dock with Mechanical Levelers 8 (18'x20') Electric Drive-In
<b>Floor</b>	8" Slab
<b>Walls</b>	10" Engineered Pre-Cast Sandwich Panels
<b>Roof</b>	EPDM with R30 Insulation
<b>Clear Height</b>	28'
<b>Sprinklers</b>	ESFR
<b>Heating</b>	Gas fired unit heaters in warehouse with radiant heat over loading doors RTU unit to service office premises
<b>Parking</b>	72 Stalls
<b>Asking Lease Rate</b>	Market
<b>Operating Costs</b>	\$5.75 PSF (est. 2026)
<b>TI Allowance</b>	Negotiable
<b>Available</b>	Negotiable



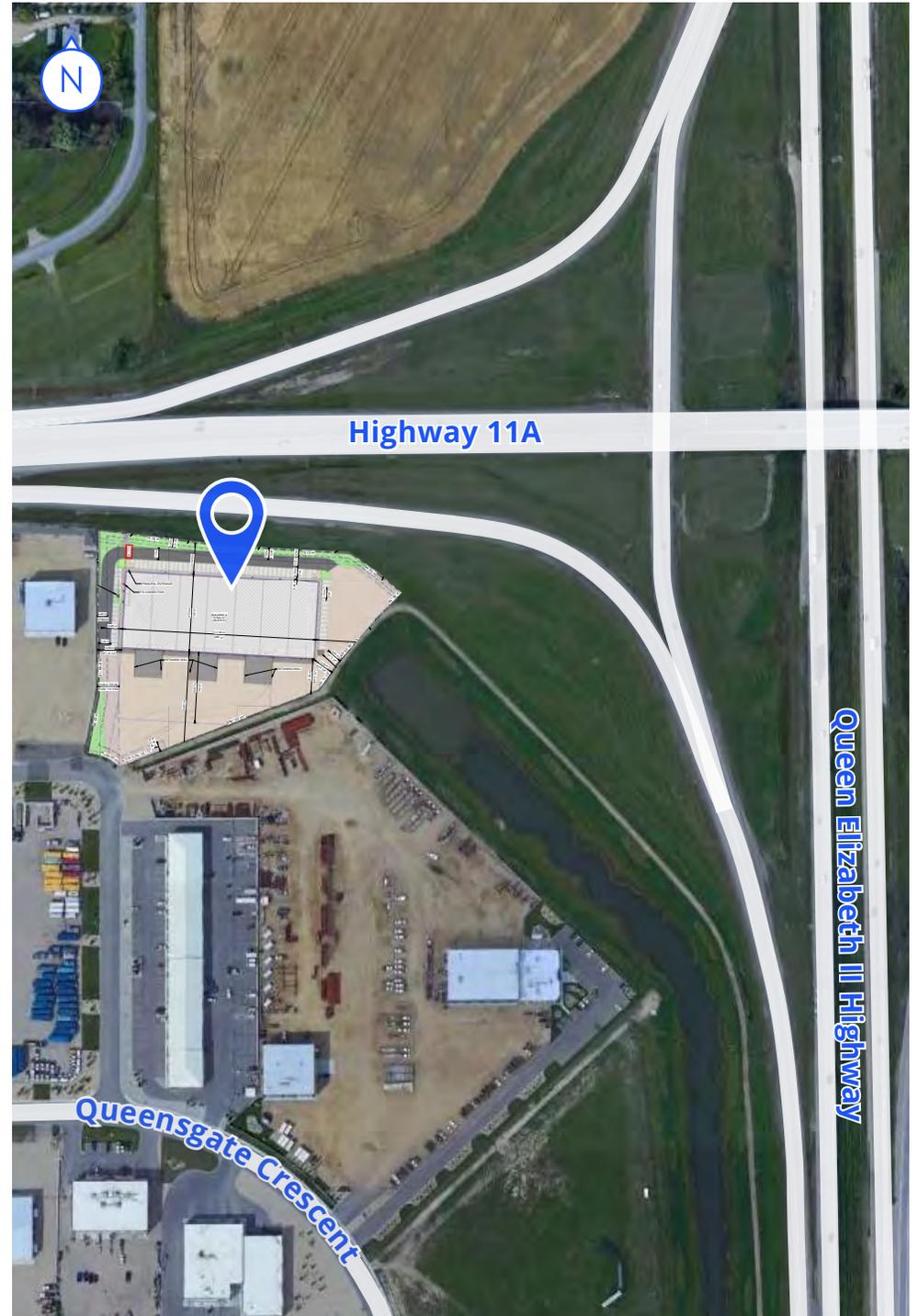
17 minute drive to the Red Deer Regional Airport



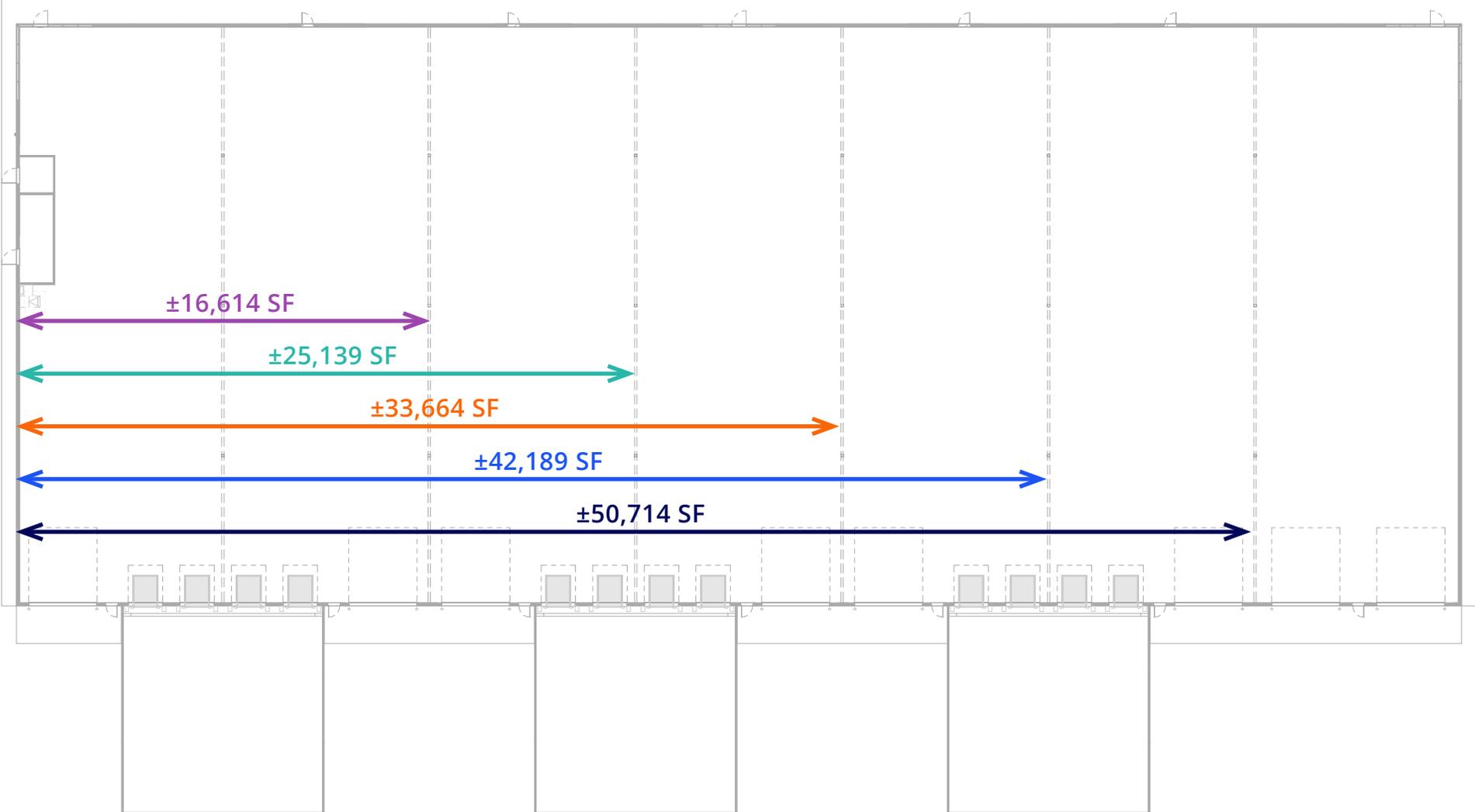
Easy access to the QEII Highway with only one controlled intersection



Calgary | 1 hour, 20 minutes  
Edmonton | 1 hour, 8 minutes



# Building Plan



- 4 Dock, 2 Drive-In
- 6 Dock, 3 Drive-In
- 8 Dock, 4 Drive-In
- 10 Dock, 4 Drive-In
- 12 Dock, 6 Drive-In

# Building Renderings



# Location & Access



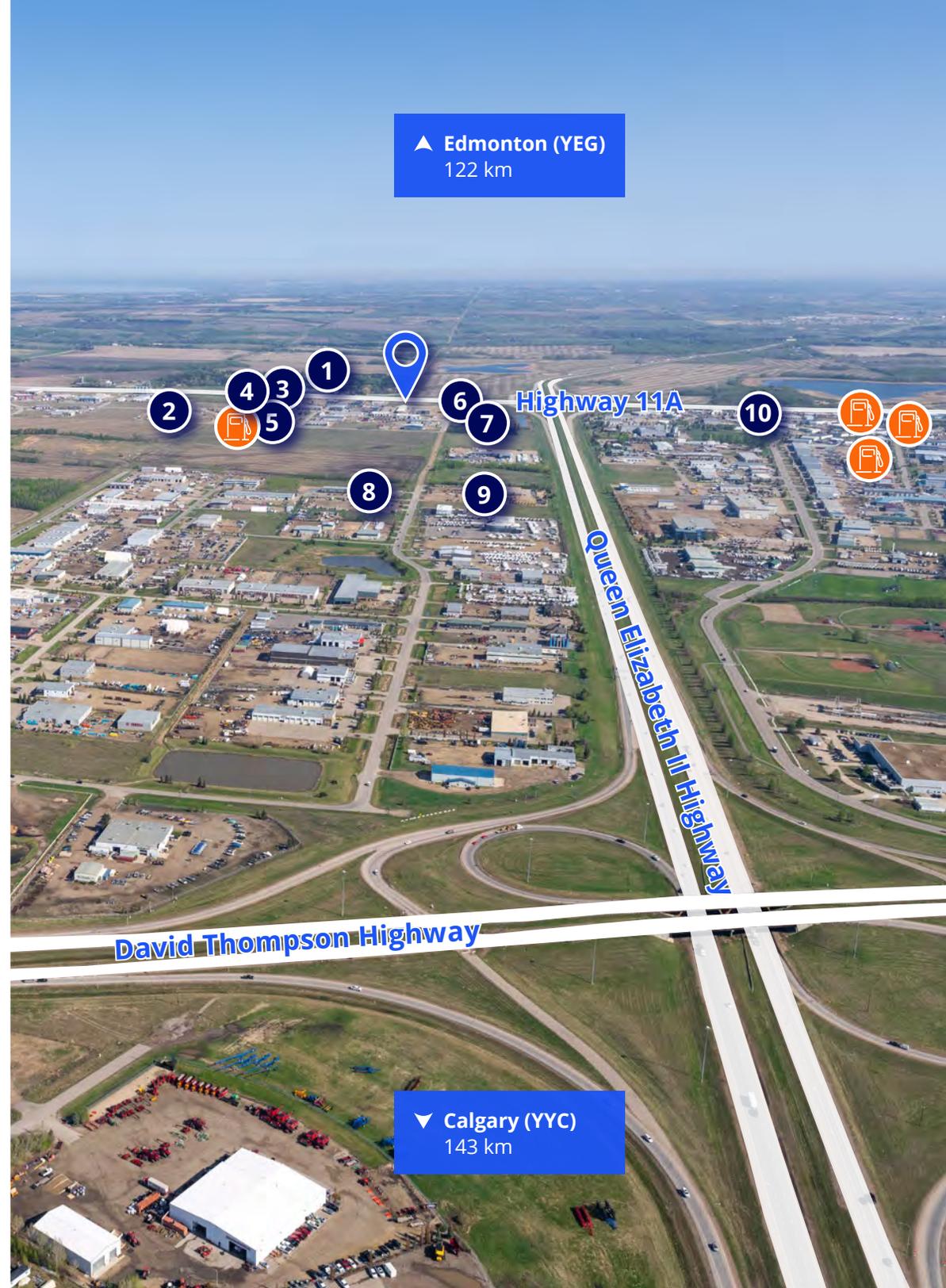
29 Queensgate Crescent, Red Deer, AB

1	Blue Grass Nursery
2	Glover International Trucks
3	Gregg Distributors
4	Fort Garry Industries
5	Loomis Express
6	Purolator
7	Leavitt Machinery
8	FedEx
9	Brandt Tractor
10	Fountain Tire



Gas or Service Station

- Excellent corner location situated directly on QEII & Hwy 11A in the Queens Business Park
- Additional trailer parking/outside storage
- High profile signage opportunities with direct exposure to the QEII highway
- The property is fully customizable and can accommodate a variety of size & functional requirements





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## Queensgate Crescent Red Deer, Alberta

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