

SHELL SPACE BUILD TO SUIT
FOR LEASE
4812 78 STREET, RED DEER



LOCATION:

Northlands
Industrial Park



SITE AREA:

Two Unit
Options Available



SIZE:

7,304 or 14,608 SF
on 1.35 Acres



ZONING:

I1 - Industrial
Commercial Zoning



PRICE:

\$10.00 Per
Square Feet

PRESENTED BY

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THE PROPERTY

#1, 3 & 7 4812 78 STREET

FOR LEASE - Newly renovated industrial unit situated on 1.35 acres located in Northlands Industrial Park. This property can be leased as a whole for 14,608 SF or can be demised into 2x units each being 7,304 SF. This property currently includes:

- » **Front office space which includes:**
 - Large reception area with windows
 - Two offices
 - One staff lunchroom
 - Two washrooms
- » **Second floor office space which includes:**
 - Large boardroom
 - Multiple offices
- » **8x (12' x 14') overhead doors**
- » **1.35 acres of fenced yard space**

This property is available for lease at \$10.00 Per SF and operating cost is to be determined.

Current Floor Plan



PROPERTY AMENITIES / DETAILS

PROPERTY DETAILS

MUNICIPAL:	4812 78 Street #1, 3 & 7, Red Deer
LEGAL LAND DESCRIPTION:	Plan: 7921794, Block: 7, Lot: 11
TOTAL SIZE:	SF of Building ± 14,608 SF
ZONING:	I1 - Light Industrial
YEAR BUILT:	1979
PARKING:	Paved parking lot

FOR LEASE

LEASE PRICE:	\$10.00 PSF / \$12,173.34 Monthly
NNN COST:	TBD
TOTAL:	TBD

** Tenant is responsible for GST



PROPERTY PHOTOS



POTENTIAL FLOOR PLANS

Sample Mock Up: 1 Tenant

Entire space = 14,608 SF

Shop Space: (8) 12 x 14 overhead doors, 1x drive thru wash bay, 1.35 acre fenced yard space with ample parking.

Front Office Space: Reception area, 2x large offices, a staff kitchen and 2x washrooms. The second floor is developed office space with 3 additional offices, a boardroom and ample storage space.

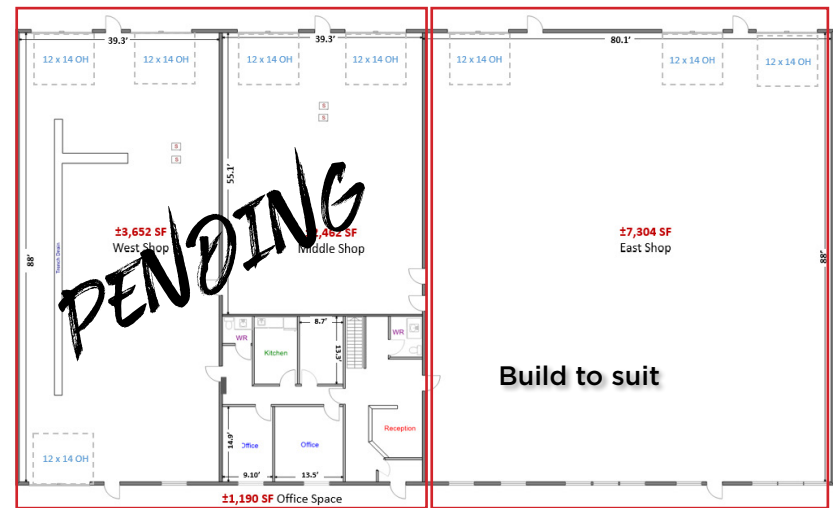
Full space



Sample Mock up: 2 Tenants

Bay #1: 7,304 SF, (5) OH bay doors (one drive thru) and a small office space with: offices, a kitchen, washrooms and a boardroom. This bay includes 0.25 acres of fenced yard space and designated parking plus 14 common parking stalls in the front.

Bay #2: 7,304 SF, (3) OH bay doors and a front office space built to suit. This bay includes 0.5 acres of fenced yard space plus 14 common parking stalls in the front.



Bay #1

Bay #2

Sample #3

Bay #2 Mock up

Main Floor office space with a reception area and 5 offices. Developed second floor office space with boardroom and a staff kitchen area

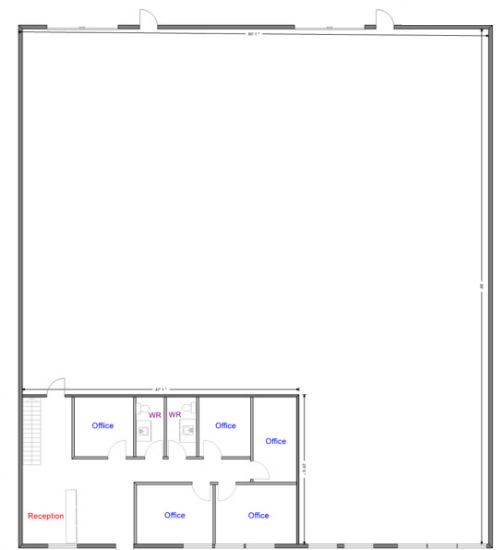
4812 78 Street - East Shop

±7,304 SF Full Unit

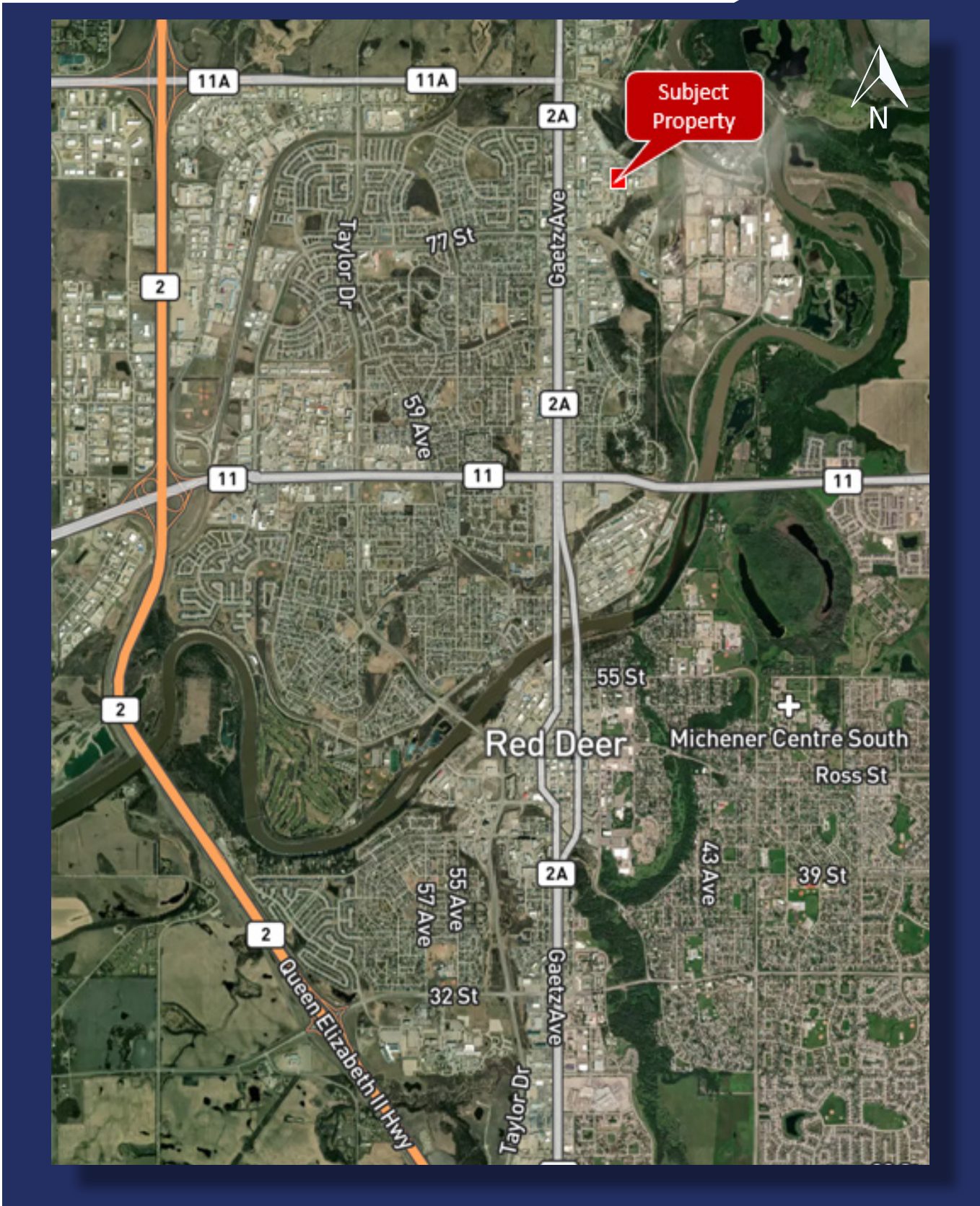
±6,150 SF Shop Space

±1,150 SF Office Space (Main Floor)

±1,150 SF Office Space (Second Floor)



LOCATION / MAP



403.986.7777

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RE/MAX
COMMERCIAL
PROPERTIES

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