

INDUSTRIAL WAREHOUSE
FOR LEASE

4620 62 STREET, RED DEER



LOCATION:

Riverside Industrial Park



SIZE:

±11,206 Square Feet



ZONING:

I1 - Industrial Light Zoning



PRICE:

\$8.00 Per Sq Ft

PRESENTED BY

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THE PROPERTY

4620 62 STREET, RED DEER

RIVERSIDE INDUSTRIAL PARK

FOR LEASE - 11,206 Square Foot property located in Riverside Light Industrial Park, with easy access to Highway 2 and all areas of Red Deer. This space features:

- » **7,250 SF Large warehouse area**
- » **20 foot ceilings**
- » **5x overhead doors (12' x 14')**
- » **Additional staff room**
- » **Two washrooms**
- » **Six offices, two meeting rooms and a file room**
- » **Fully fenced yard space**
- » **Paved parking directly in front**
- » **Ample storage space**

The base price for this property is \$8.00 Per SF and the estimated operating cost for this property is \$4.06 per square foot for the 2025 budget year.



PROPERTY DETAILS/ PHOTOS

PROPERTY DETAILS

MUNICIPAL:	4620 62 Street, Red Deer, Alberta
LEGAL LAND DESCRIPTION:	Plan: 2420745, Block: 4, Lot: 40
TOTAL SIZE:	11,602 Square feet
ZONING:	I1- Light Industrial Zoning
YEAR BUILT:	1997
PARKING:	Shared paved lot
YARD:	Secure fenced yard?
LEASE PRICE:	\$8.00 Per SF/ \$7,470.67 Monthly
NNN COST:	\$4.06 Per SF/ \$3,791.36 Monthly
TOTAL COST:	\$11,262.03 Monthly

*Tenant is responsible utilities

** Tenant is responsible for GST



FLOOR PLAN / PROPERTY PHOTOS



PROPERTY PHOTOS



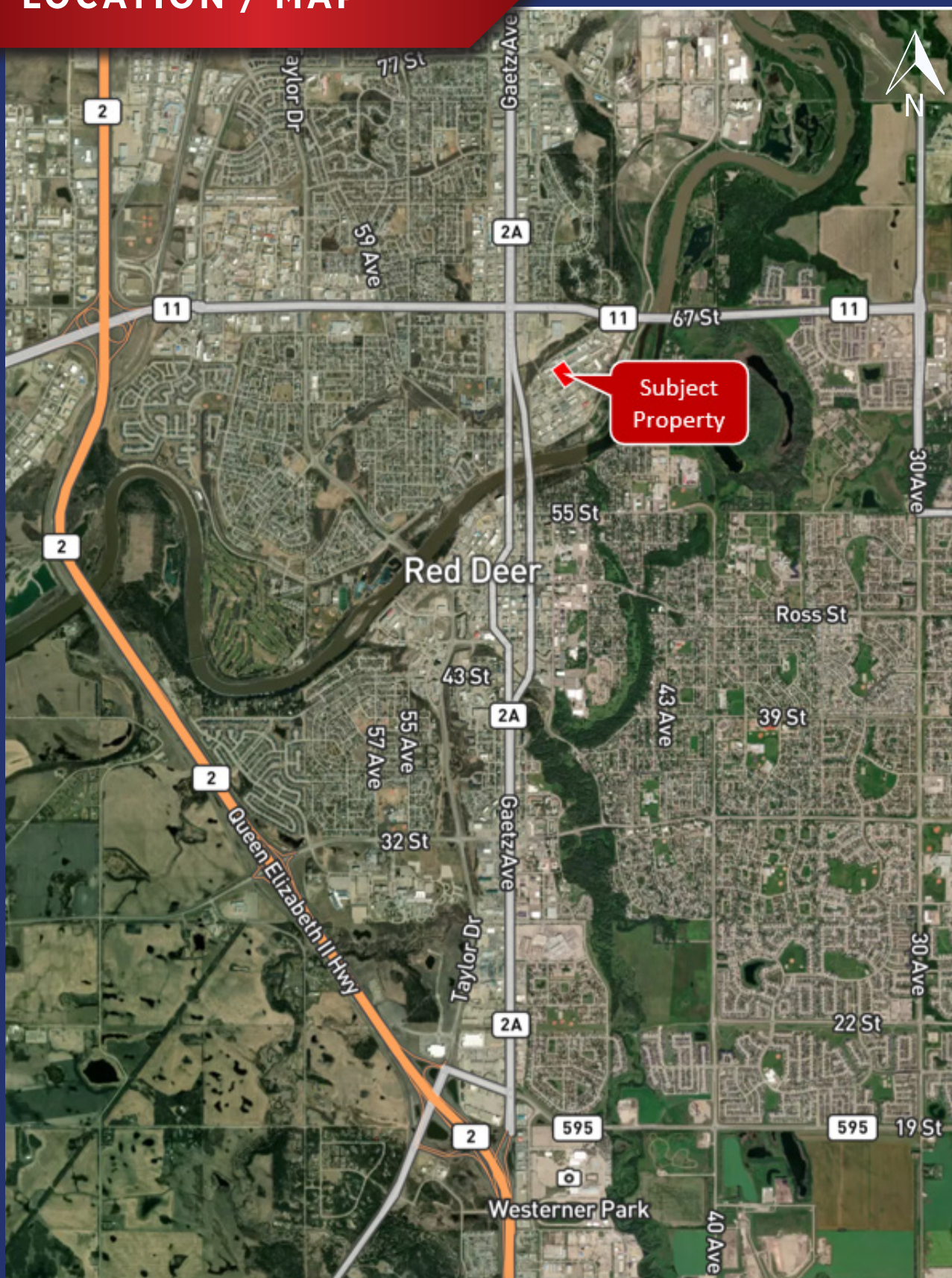
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION / MAP



403.986.7777

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RE/MAX
COMMERCIAL
PROPERTIES

**CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE**



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