

GOLDEN WEST INDUSTRIAL COMMERCIAL MIX

FOR LEASE

6660 TAYLOR DRIVE, RED DEER



LOCATION:
Golden West



PROPERTY SIZE:
2,500 SF & 4,148 SF



ZONING:
I1 - Industrial



LEASE PRICE:
\$12.00 Per SF

PRESENTED BY

CAM TOMALTY
403.350.0075
cam@remaxcprd.com

JEREMY MAKILA
403.373.7333
jeremy@remaxcprd.com

WWW.REDDEERCOMMERCIAL.COM

THE PROPERTY

6660 TAYLOR DRIVE, RED DEER

INDUSTRIAL SHOWROOM / WAREHOUSE SPACE FOR LEASE

Located in Golden West, just off of Taylor Drive. This property includes:

Property features:

Unit 104:

- » 4,148 SF
- » Large showroom & warehouse
- » Washroom
- » Two overhead doors (16' x 16')
- » Storage mezzanine

Unit 106A:

- » 2,500 SF
- » Small office/storage & washroom
- » Open warehouse space
- » One overhead door (16' x 16')

This property offers excellent visibility, with easy access to HWY 2 and HWY 11. Operating costs are estimated at \$5.32 per SF for 2025.



403.986.7777

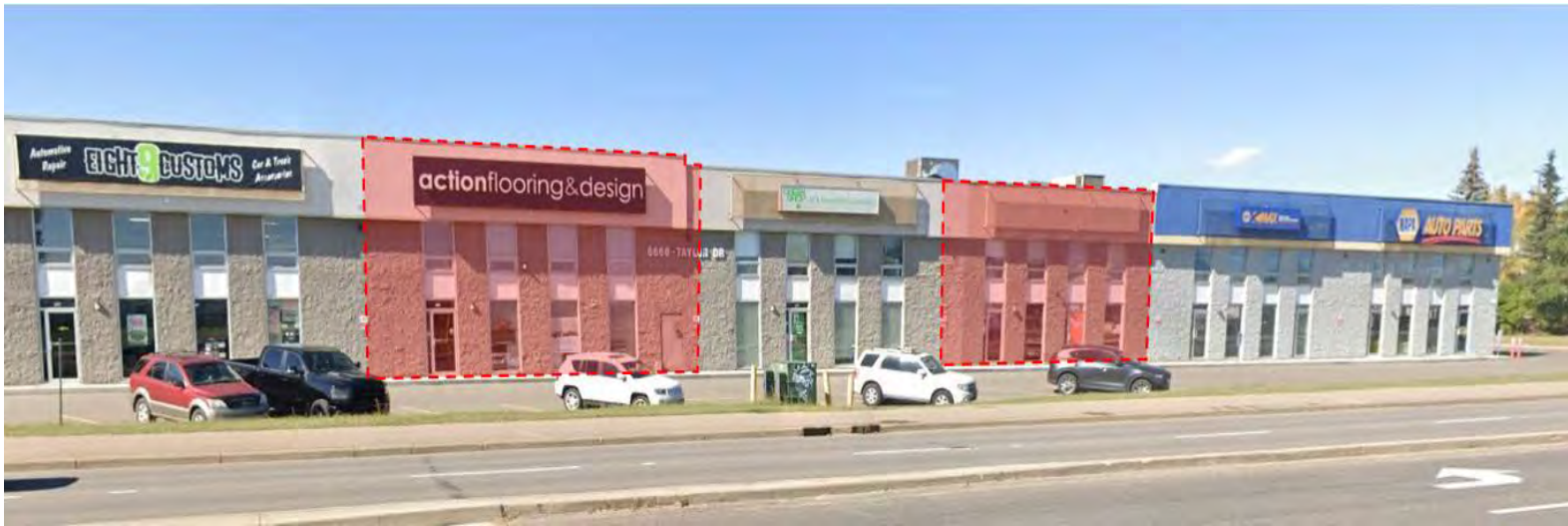


WWW.REDDEERCOMMERCIAL.COM

THE INFORMATION CONTAINED HEREIN WAS OBTAINED BY FORCES DEEMED TO BE RELIABLE AND IS BELIEVED TO BE TRUE; IT HAS NOT BEEN VERIFIED AND AS SUCH, CANNOT BE WARRANTED NOR FORM A PART OF ANY FUTURE CONTRACT. ALL MEASUREMENTS NEED TO BE INDEPENDENTLY VERIFIED BY THE PURCHASER/TENANT

REMAX
COMMERCIAL
PROPERTIES

DETAILS & FLOOR PLAN



PROPERTY DETAILS

MUNICIPAL:	6660 Taylor Drive, Red Deer, AB
LEGAL LAND DESCRIPTION:	Plan 8022635 Block A Lot 13
TOTAL SIZE:	Unit 104 - 4,148 SF Unit 106A - 2,500 SF Yard space is available.
YEAR BUILT:	1977
ZONING:	I-1 - Industrial
PARKING:	Paved shared front parking



FINANCIAL DETAILS

FOR LEASE

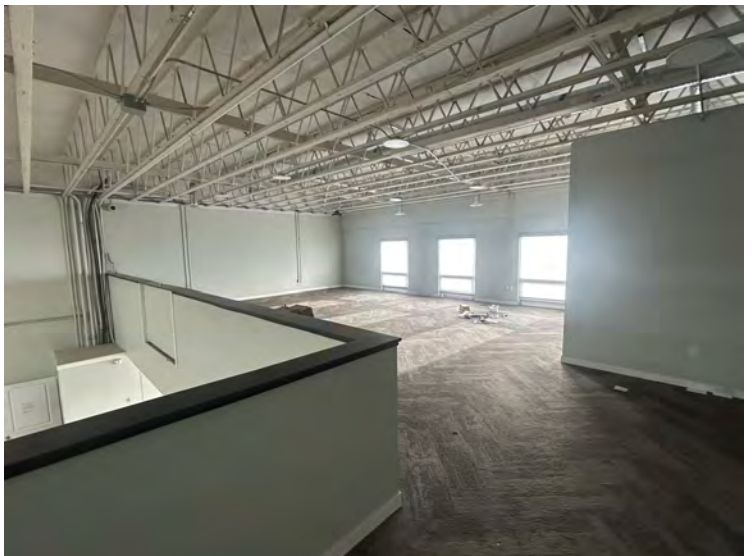
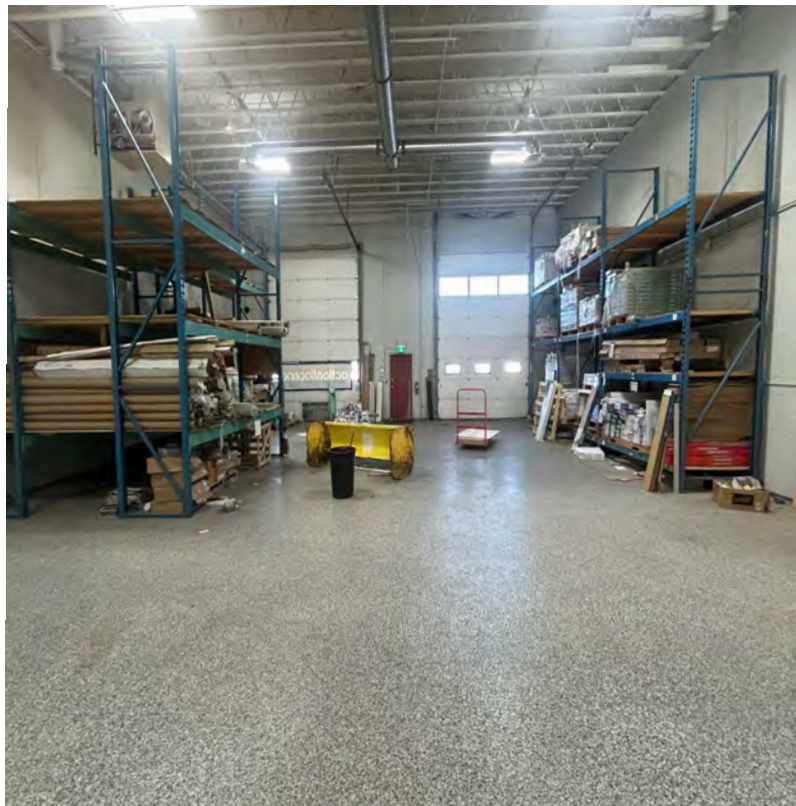
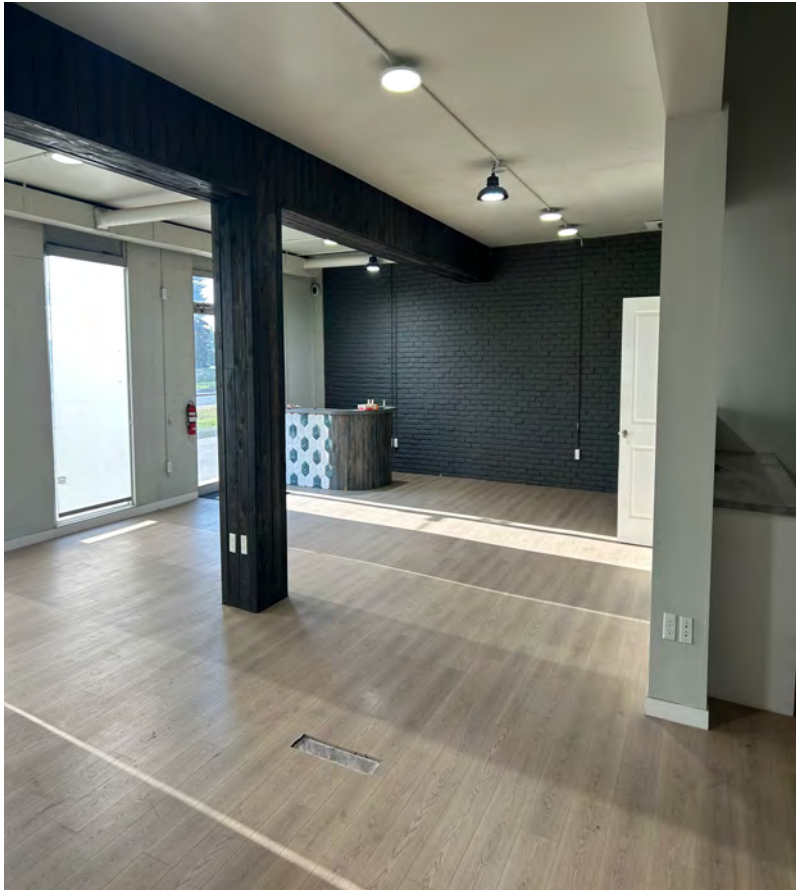
LEASE PRICE:	\$12.00 PSF
NNN:	\$5.32 PSF
TOTAL:	Unit 104 - \$5,986.95/monthly Unit 106A - \$3,608.33/monthly

*Plus GST



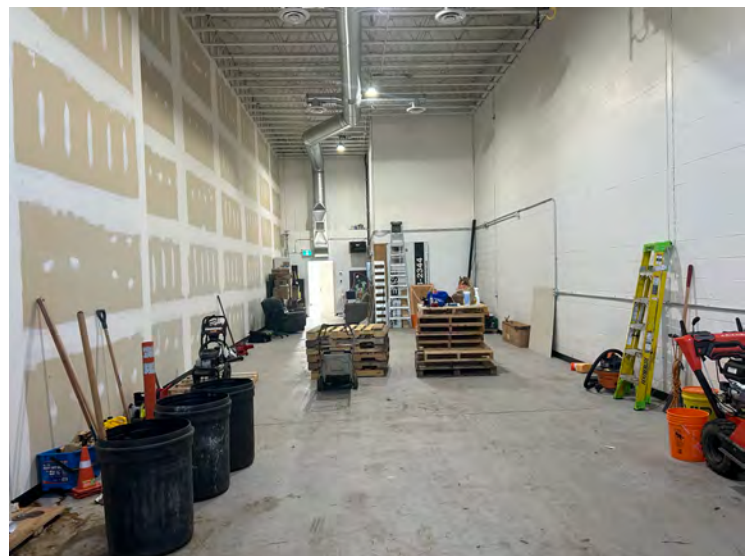
UNIT 104 PHOTOS

UNIT 104, 6660 TAYLOR DRIVE, RED DEER - 4,148 SF



UNIT 106A PHOTOS

UNIT 106A, 6660 TAYLOR DRIVE, RED DEER - 2,500 SF



MORE PHOTOS

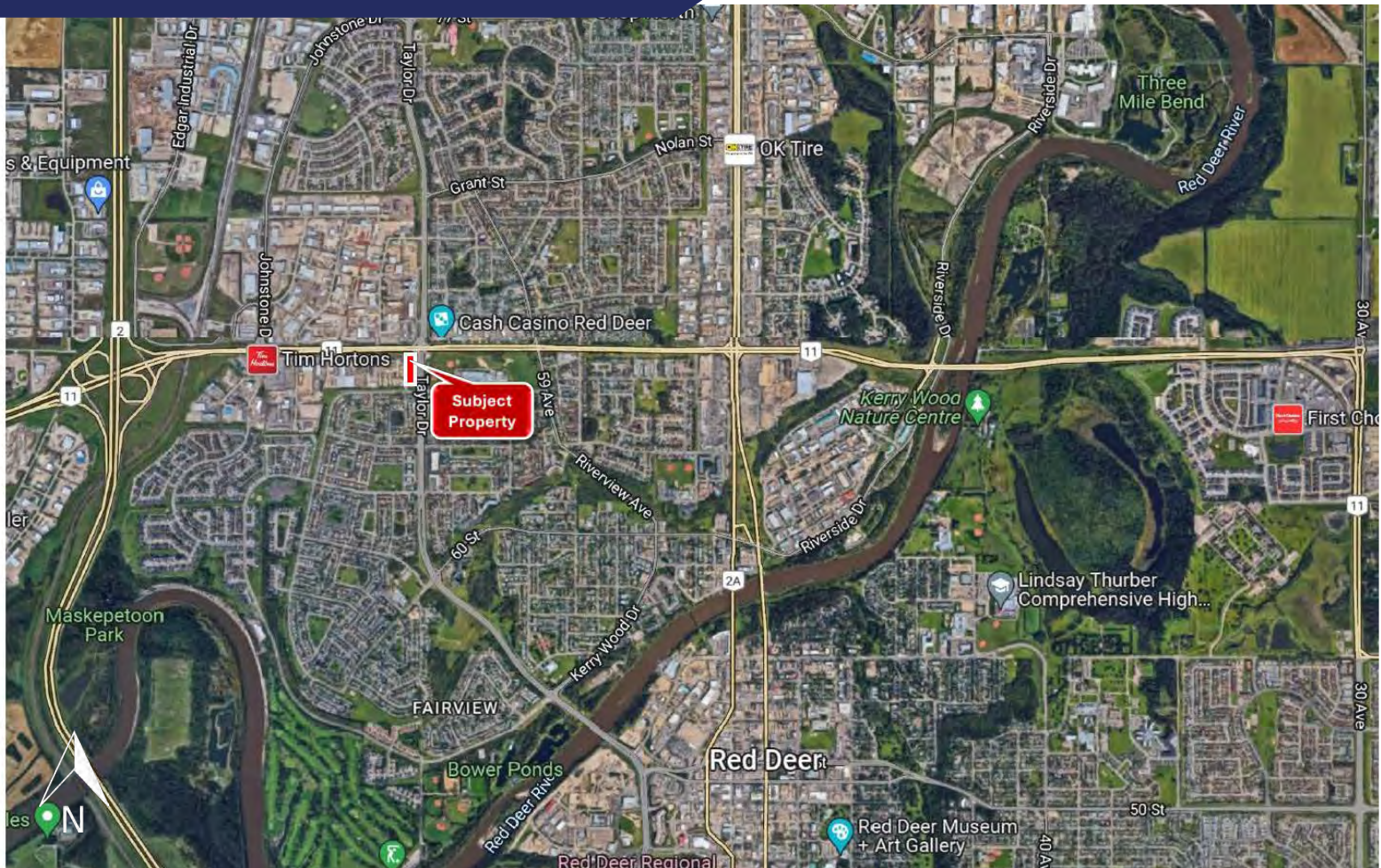
Yard

YARD AVAILABLE

Yard Area	Rent/Monthly
B: 3,240 SF	\$ 300.00
D: 16,361 SF	LEASED
H: 6,521 SF	LEASED
J: 13,670 SF	LEASED
K: 7,500 SF	LEASED



LOCATION / MAP



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



YOUR RE/MAX COMMERCIAL TEAM

CAM TOMALTY
403 350 0075
cam@remaxcprd.com

JEREMY MAKILA
403 373 7333
jeremy@remaxcprd.com

ROWAN OMILON
Licensed Assistant
rowan@remaxcprd.com

RED DEER
#401, 4911 51 Street
Red Deer, AB T4N 6V4
403.986.7777
www.reddeercommercial.com