

FOR LEASE

Bays 110 & 140, 8319 Chiles Industrial Avenue

Chiles Industrial Park



LOCATION:

Chiles Industrial Park
Red Deer



SITE AREA:

10,900
Square Feet



ZONING:

I1 - Industrial
Business Service



PRICE:

\$10.00 Per SF
\$4.08 PSF NNN

PRESENTED BY

CAM TOMALTY

403.350.0075

cam@remaxcprd.com

JEREMY MAKILA

403.373.7333

jeremy@remaxcprd.com

WWW.REDDEERCOMMERCIAL.COM

THE PROPERTY

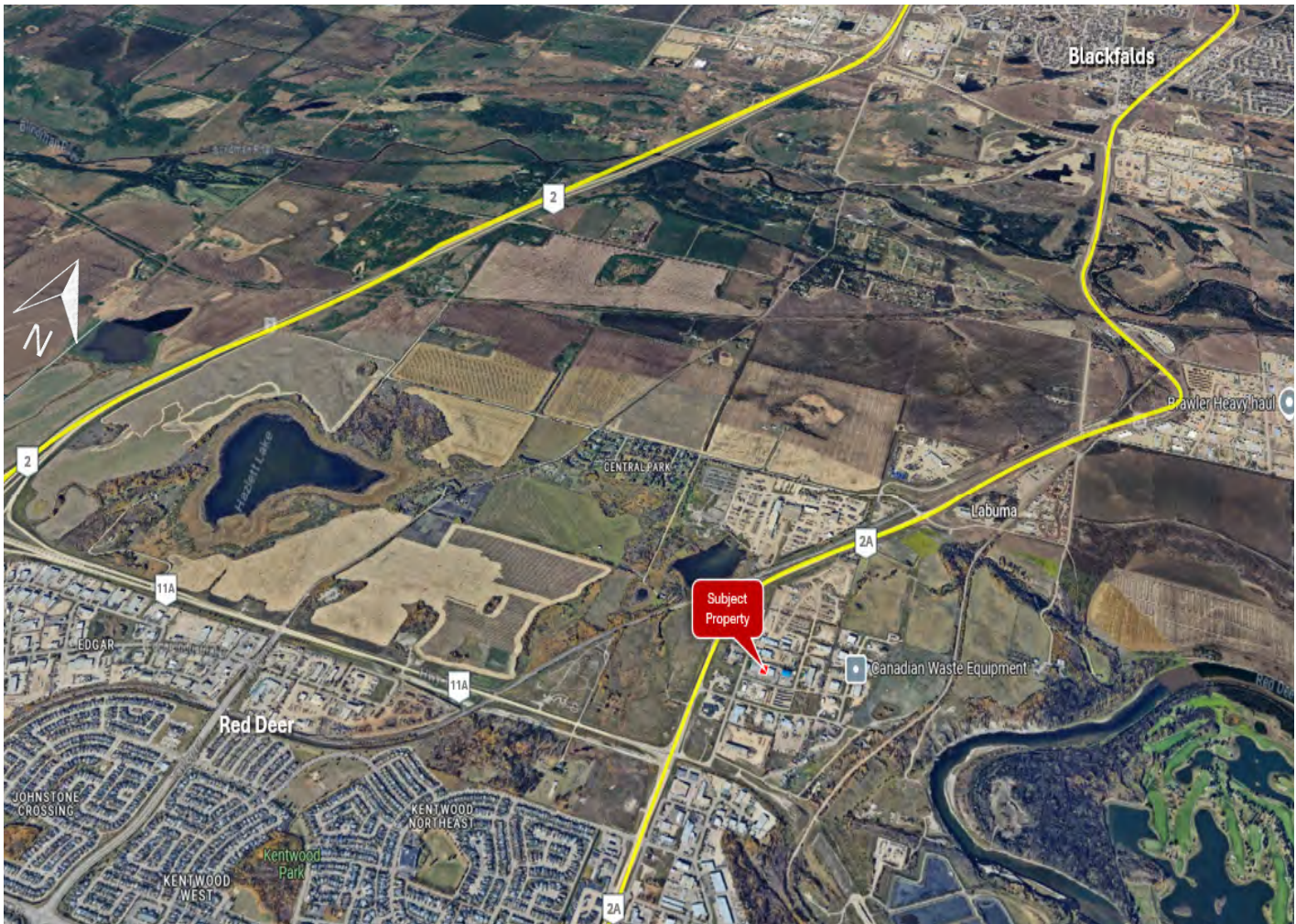
110 & 140, 8319 CHILES INDUSTRIAL AVE

FOR LEASE - 10,900 SF industrial double-unit located in Chiles Industrial Park.

Highlights include:

- » Developed office area with reception, multiple offices, storage space, & a staff lunchroom.
- » Two warehouses - (1) 14' x 12' OH door & (1) 10' x 12' OH door.
- » Storage mezzanine.
- » 200 AMP Service.
- » Paved yard with dedicated storage area.
- » Easy access to Gaetz Avenue and Highway 2A.
- » Ample parking for staff and clients.

Basic Rent is \$10.00 per square foot and Additional Rent is estimated at \$4.08 per square foot for the 2026 budget year.

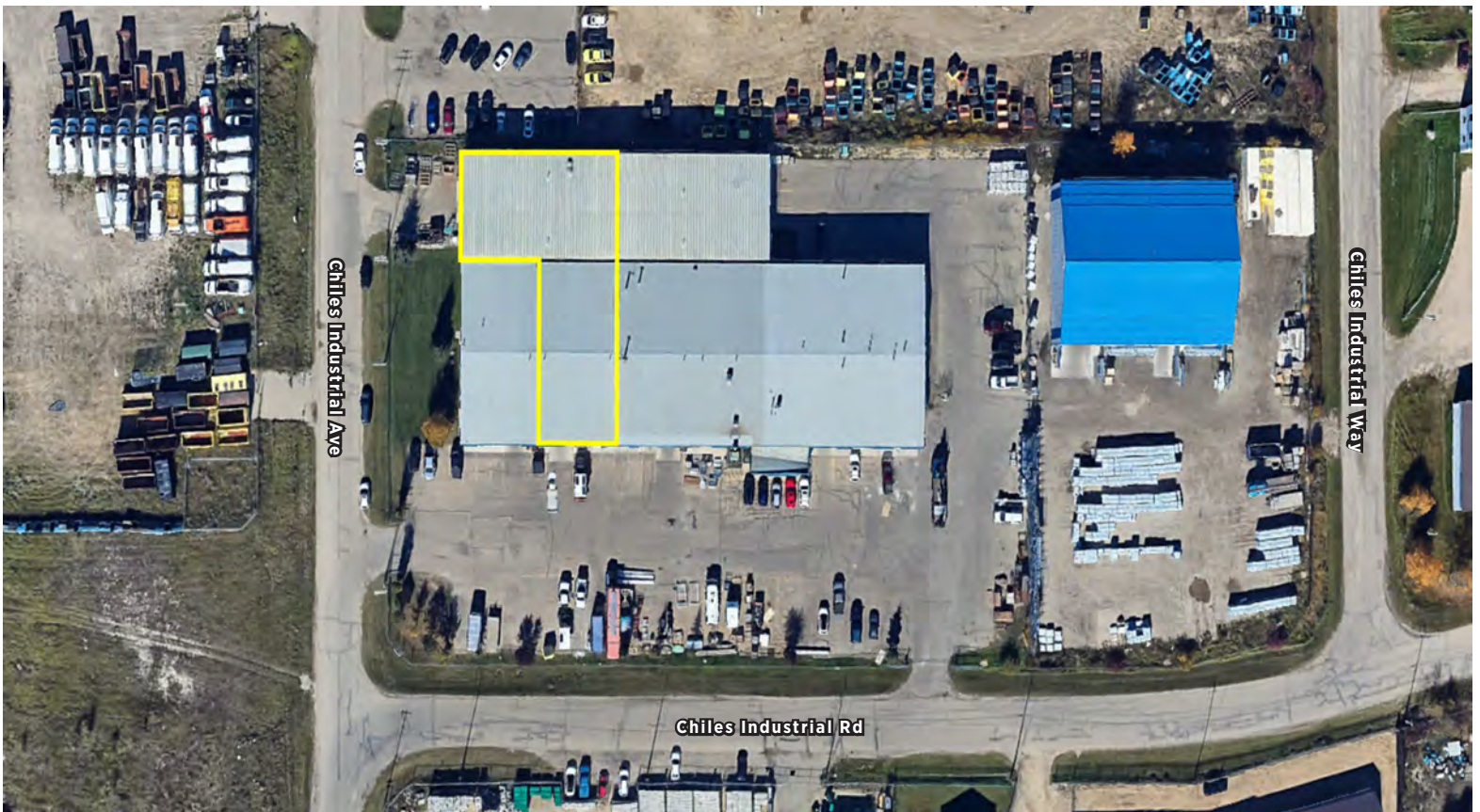


PROPERTY DETAILS

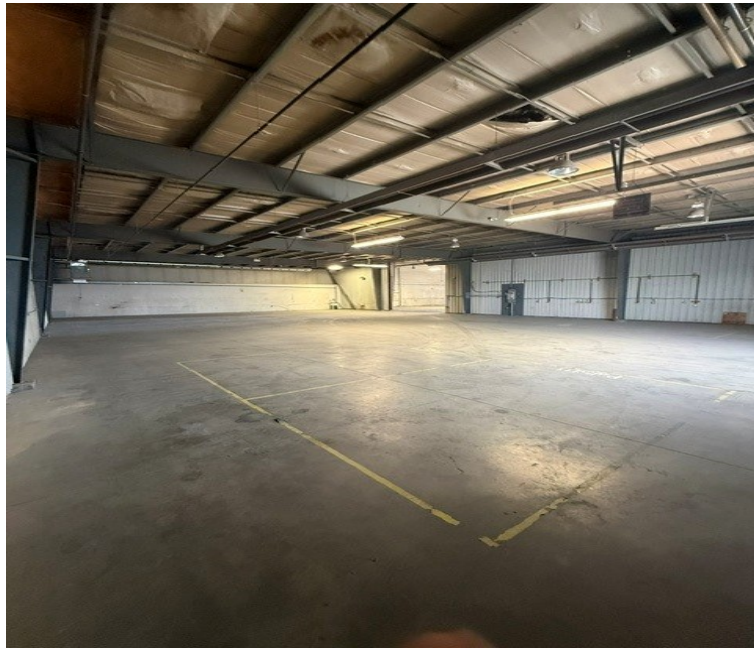
PROPERTY DETAILS

MUNICIPAL:	110 & 140, 8319 Chiles Ind. Avenue
LEGAL LAND DESCRIPTION:	Condo Plan 0823370, Units 1 & 4
TOTAL SIZE:	SF of Building \pm 10,900 SF
ZONING:	I1 - Industrial Business Service
YEAR BUILT:	1970's
PARKING:	Paved Parking Lot
LEASE PRICE:	\$10.00 PSF/ \$9,083.33 Monthly
NNN COST:	\$4.08 PSF/ \$3,706.00 Monthly
TOTAL COST:	= \$12,789.33 Monthly

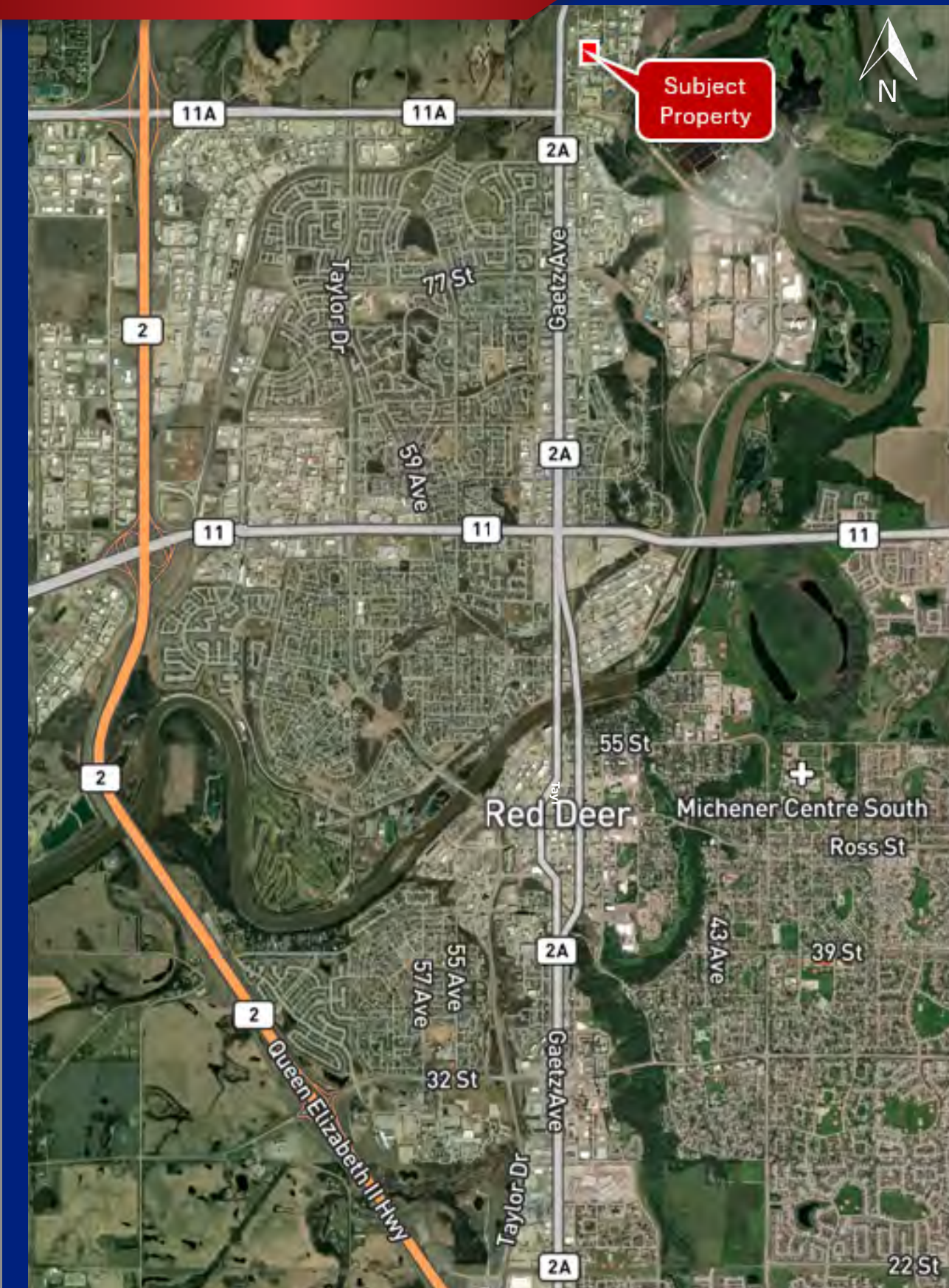
*Tenant is responsible utilities
** Tenant is responsible for GST



PROPERTY PHOTOS



LOCATION / MAP



403.986.7777

WWW.REDDERCOMMERCIAL.COM

REMAX
COMMERCIAL
PROPERTIES

THE INFORMATION CONTAINED HERE IN 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

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

REMAX
COMMERCIAL
PROPERTIES

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