

# 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**

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# THE PROPERTY

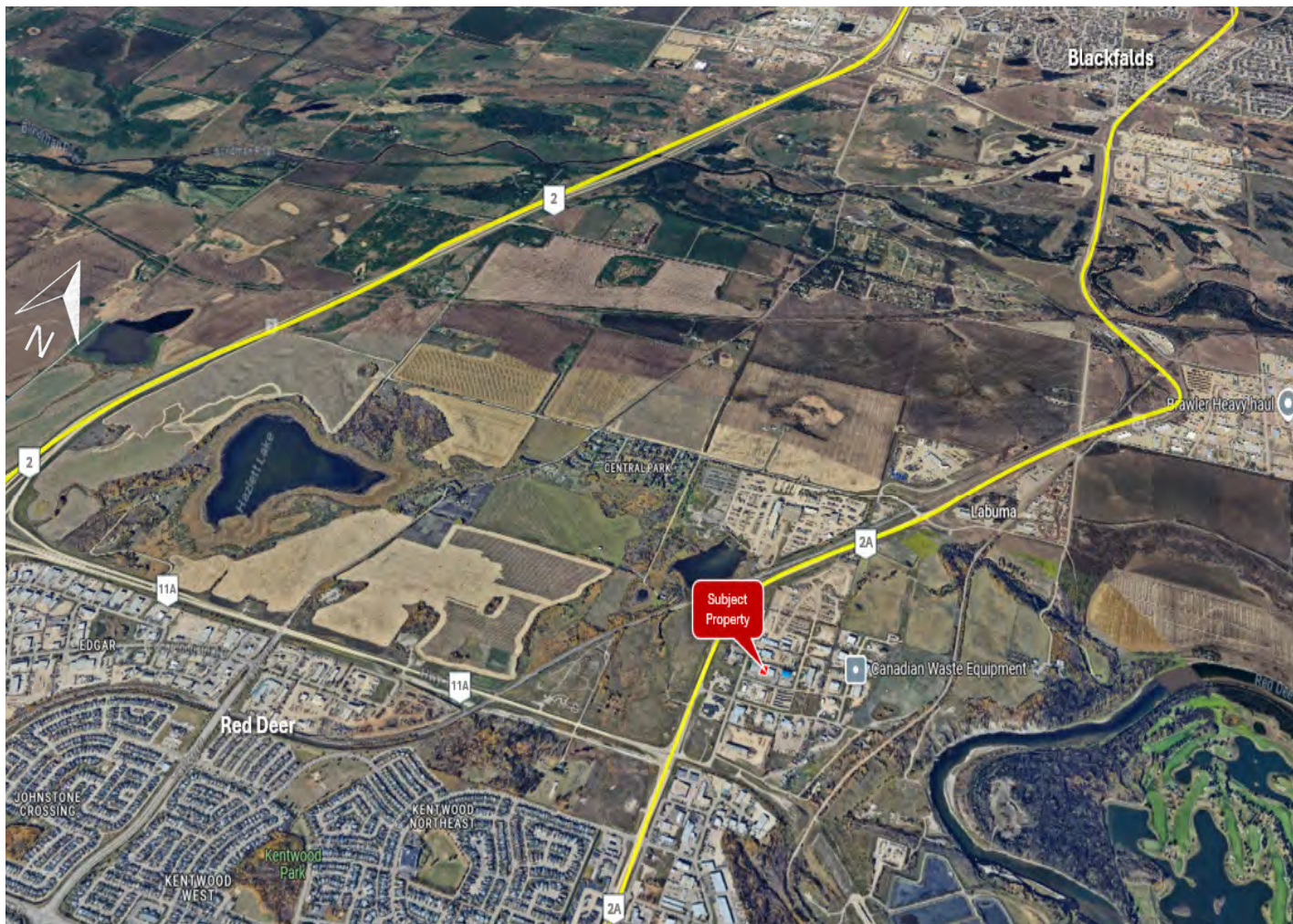
110 & 140, 8319 CHILES INDUSTRIAL AVE

**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.





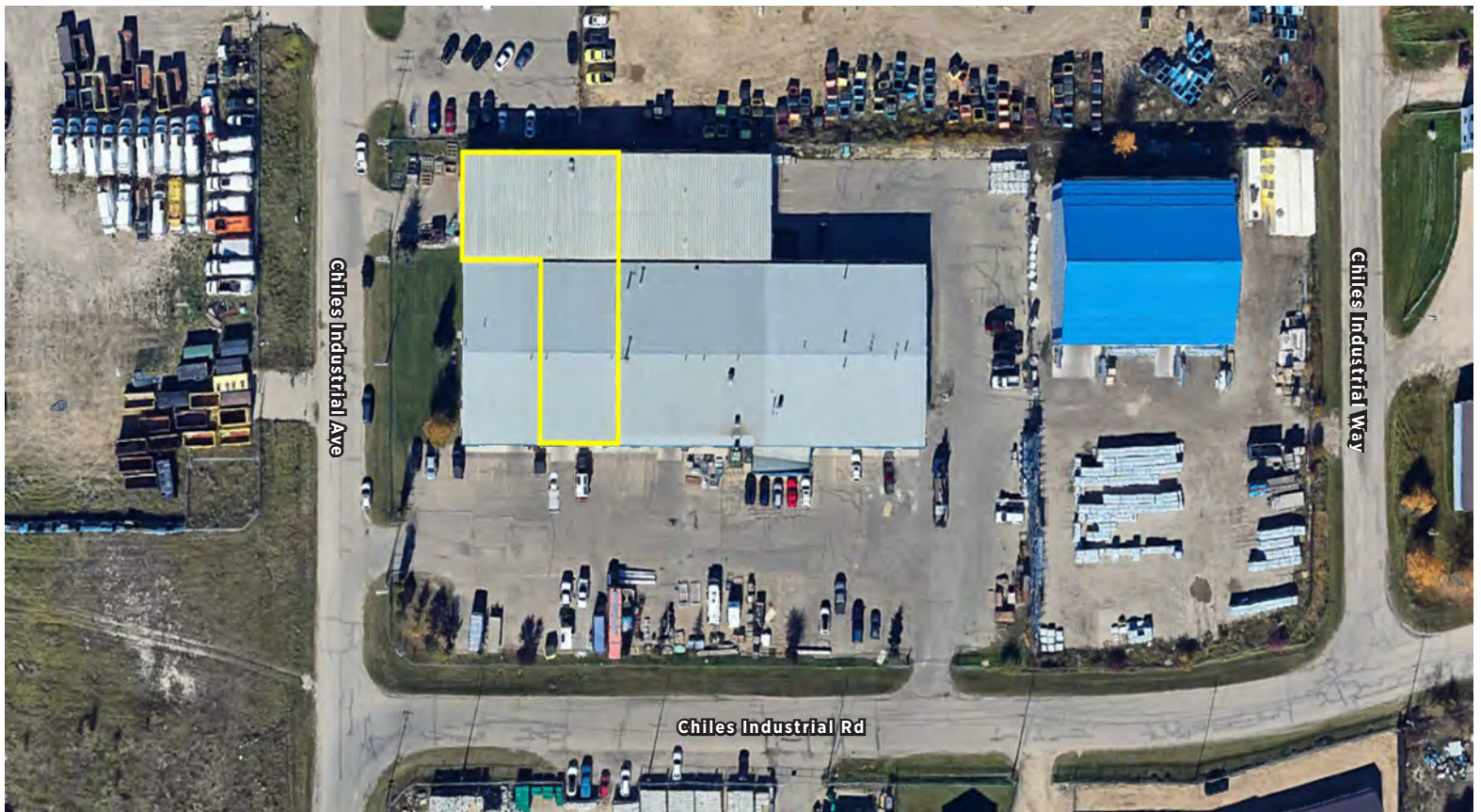
# PROPERTY DETAILS

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

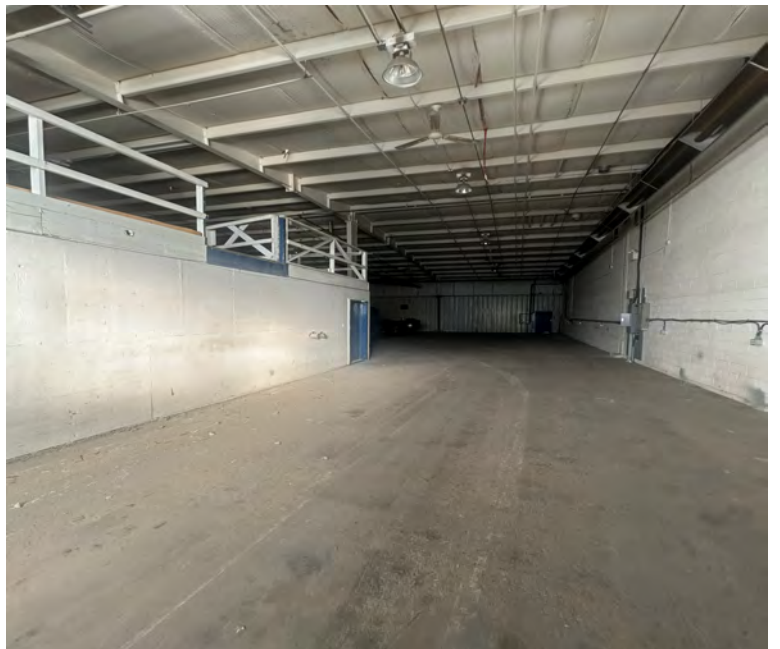
\*Tenant is responsible utilities

\*\* Tenant is responsible for GST



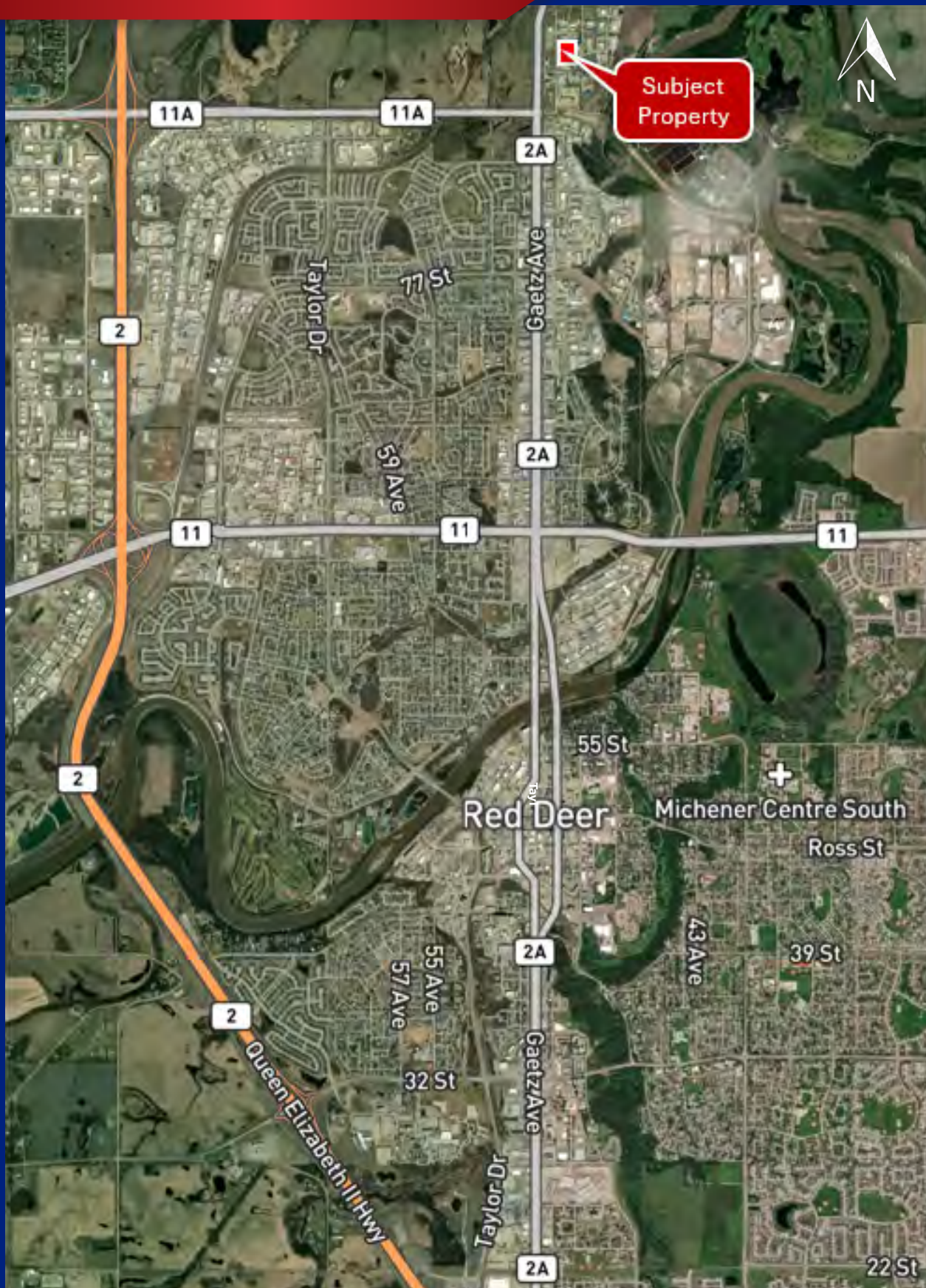


# PROPERTY PHOTOS





## LOCATION / MAP



403.986.7777

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**REMAX**  
COMMERCIAL  
PROPERTIES

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



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