

FOR LEASE

112 QUEENSGATE CRESCENT
RED DEER, AB





About the Property

One industrial unit remaining for lease in Queens Business Park, offering 1,704 sq. ft. of space, situated in a building with prominent exposure to Highway 11A and quick access to QEII.

Unit 130 offers a practical layout with an open shop bay, one office, a washroom, a storage mezzanine, and a welcoming front reception/waiting area.

Unit includes a proportionate share of the fenced, graveled rear yard and benefit from paved front parking. Zoned I1, this bay is ideal for light industrial or service-based operations seeking a well-located, accessible space.

LEGAL DESCRIPTION

Plan 1221555, Block 2, Lot 2

UNIT SIZE

1,704 SF

LOCATION

Queens Business Park

ZONING

I1 - Industrial (Business Service) District

LEASE RATE

\$12.00 PSF

ADDITIONAL RENT

\$5.36 PSF

TOTAL MONTHLY RENT

\$2,465.12 + GST

POSSESSION

Immediate

Unit 130

UNIT SIZE

1,704 SF

POSSESSION

Immediate

LOADING

(1) 12' x 14' Overhead Bay Door

POWER

TBV

HVAC

Radiant Heat

LIGHTING

Fluorescent

CEILING HEIGHT

Approx. 18'5"

DRAINAGE

Sump

YARD

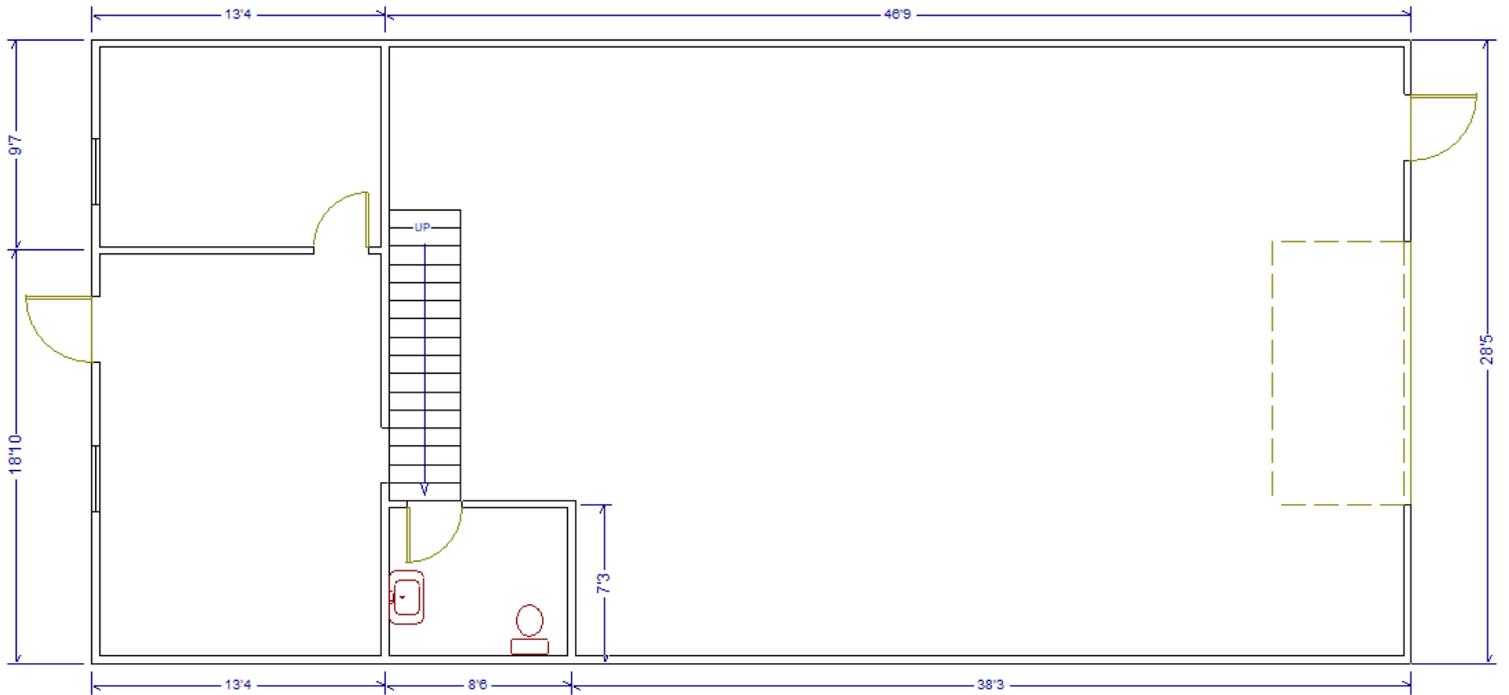
Shared, graveled and fenced
Paved parking in front

UNIT FEATURES

- › Bright Reception Area
- › Office
- › Washroom
- › Open Bay Area
- › Storage Mezzanine



Unit 130 Floor Plan





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