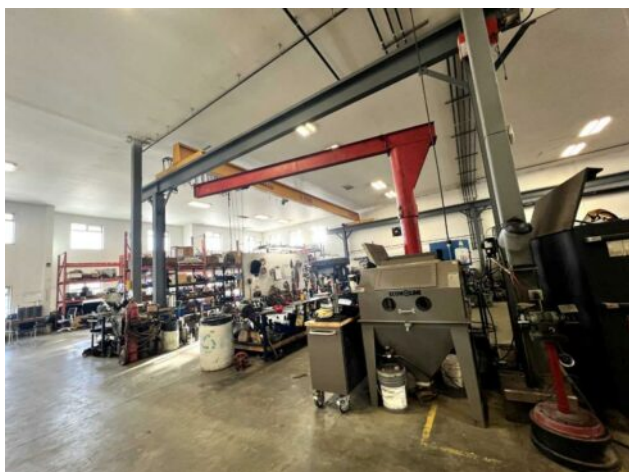


247 Spruce Street  
Rural Red Deer County, Alberta

MLS # A2215879



## \$10 per sq.ft.

Division: Piper Creek Business Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 11,804 sq.ft.

Zoning: BSI

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

This industrial property features a 5-tonne overhead crane, four 16-foot loading doors for efficient shipping and receiving, and a dedicated compressor room. A make-up air unit ensures proper ventilation throughout the facility. The property also includes a gravel yard suitable for outdoor storage or parking. On the upper level, there are four modern executive offices, providing comfortable and professional workspace.