

30, 35441 Range Road 21  
Rural Red Deer County, Alberta

MLS # A2240132



## \$5 per sq.ft.

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	16,800 sq.ft.
Zoning:	AG
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Heating: Forced Air, Natural Gas, Radiant

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Available for lease: 16,800 sq. ft. of versatile commercial warehouse space 13 minutes West of Innisfail. Located in a newer (2010) concrete building featuring 20' ceilings and a durable concrete floor. The layout includes one office with a reception area on the main floor, plus a second-floor coffee room and bathroom. Ideal for logistics or industrial use, the property offers three 10' loading dock doors, one 16' ground-level door, and an oversized 18'x25' ground-level door. Ample parking and yard space to enhance functionality. The space is currently serviced with 3-phase, 750 Kva power, landlord will downgrade the power service if tenant doesn't require that amount. Tenant responsible for utilities.