

**3 Van Der Horn Way**  
**Rural Red Deer County, Alberta**

**MLS # A2262659**

**\$12 per sq.ft.**



**Division:** Blindman Industrial Park

**Type:** Industrial

**Bus. Type:** Industrial ,Warehouse

**Sale/Lease:** For Lease

**Bldg. Name:** 3 Van Der Horn Way

**Bus. Name:** -

**Size:** 4,000 sq.ft.

**Zoning:** BSI

**Heating:** In Floor, Radiant

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** Metal Frame

**Parking:** -

**Water:** Well

**Lot Size:** 1.00 Acre

**Sewer:** Private Sewer

**Lot Feat:** -

**Inclusions:** N/A

40'x100' Shop with a FULLY FENCED yard. FRESH PAVEMENT THROUGH OUT SUBDIVISION! Catering to Oilfield/ Mechanical and many other BSI Zoned businesses. Infrared tube heating, well insulated attractive building. High bay LED LIGHTING, large insulated overhead doors, signage on building for your graphics. Secured Yard Spaces. WELL MAINTAINED 40'x 100' DRIVE-THRU SHOP SPACE! Located on a corner lot in Blindman Industrial Park. "19 foot ceilings throughout, all steel (interior & exterior) overhead infrared heaters, a 16' wide by 16' high doors and one other shop 12'x16' door at the back. Reception, two offices/ 2 baths, Fully fenced & secure 1.0 ACRE YARD SPACE. Good drainage, newly gravelled yard. A perfect spot for HEAVY DUTY MECHANICS, OILFIELD SERVICE COMPANY, TRUCKING COMPANY & more. Optional 1-2 ACRE yard space directly across from this bay is available at an additional charge if needed. \$4,166.67/Month basic rent, \$1,250/month NNN costs for a total of \$5,416.67/month + GST