

**A-B, 4008 Landry Avenue
Rural Red Deer County, Alberta**

MLS # A2275615

\$10 per sq.ft.



Division: Blindman Industrial Park

Type: Industrial

Bus. Type: Industrial

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,520 sq.ft.

Zoning: BSI

Heating:	Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	-
Exterior:	Metal Frame	Parking:	-
Water:	Well	Lot Size:	3.30 Acres
Sewer:	Private Sewer	Lot Feat:	-
Inclusions:	N/A		

LEASE This great Shop part of a 17,500 SQ FT , 5-bay building on 3.3 ACRES! Bay A &B, features a 4520 SQ FT BAY, with front & back 14'W X 16'H Bay doors, 400 AMP, 600 volt electrical service, dedicated side yard space for this bay. Small Cold-storage warehouse out to the side (approx 30'x40') shop has 16' clear ceiling height, Jib cranes, Radiant overhead shop heat, Metal Halide/ T5 Lighting. Partially developed mezzanine for potential extra office space. \$4.00/PSF NNN (operating costs) puts the total asking rent at \$5,273.34/month + GST. Visit REALTORS®; website for more details.