

**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
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	3.30 Acres
Lot Feat:	-

Heating:	Radiant
Floors:	-
Roof:	Metal
Exterior:	Metal Frame
Water:	Well
Sewer:	Private Sewer
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.