



110 & 140, 8319 Chiles Industrial Avenue  
Red Deer, Alberta

MLS # A2282521

**\$10 per sq.ft.**



**Division:** Chiles Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 10,900 sq.ft.

**Zoning:** I-1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Located in Chiles Industrial Park, this 10,900 SF double unit features a reception area, multiple offices, storage space, and a staff lunchroom. There are two shops/warehouses with (1) 14' x 12' overhead door and (1) 10' x 12' overhead door, as well as a storage mezzanine. Ample paved parking available and there is a dedicated outdoor storage area. This location offers excellent access to Gaetz Avenue and Highway 2A. Additional Rent is estimated at \$4.08 per square foot for the 2026 budget year.