

101, 14 & 16 Veenstra Drive  
Rural Red Deer County, Alberta

MLS # A2176242



## \$12 per sq.ft.

<b>Division:</b>	Blindman Industrial Park
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	Auto Repair-Specialty,Construction/Contractor,Industrial ,Manufacturing,Other
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	20,606 sq.ft.
<b>Zoning:</b>	BSI

<b>Heating:</b>	Forced Air, Natural Gas, Radiant	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	Electricity, Natural Gas
<b>Exterior:</b>	Metal Frame	<b>Parking:</b>	-
<b>Water:</b>	Well	<b>Lot Size:</b>	10.00 Acres
<b>Sewer:</b>	Private Sewer	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	n/A		

LOOKING FOR BIG SPACE? Boasting 20,606 SQ FT , including a 4,606 stand-alone office space and MASSIVE 16,000 SQ FT SHOP, on a shared 5.6 acres of fenced/ gravelled land.. Apart of a 32,000 sq ft, demised into 2x 16,000 SQ FT spaces. In addition is an stand alone 14+ office spaces & 5 baths building (#14-39223 RR271) on two developed levels. (must take office and north shop together-will not separate) Shop Features 24' High ceilings, Each side features (4) AVIATION style 12'W x 24'H bi-fold doors at the back, Another (3) X 14'W X 18'H on each side , 2 of which are 100' DRIVE-THRU BAYS, (2) additional 14'W X 16'H doors (100' drive thru bays) . Take half, or take all 36,606 SQ FT for the entire property! Bathroom, well and septic, a shared yard at the back which features approximately 2.5 ACRES of dedicated gravelled yard space and great access. Great exposure, lots of potential for your expanding company! \$12.50/PSF and Triple Net (NNN Op costs) is \$3.69/PSF puts total monthly asking price for this space at \$27,800.93/month +GST Visit REALTORS&reg; website for more details on this great BSI zoned industrial space!