



FOR LEASE

3,372sq.ft Industrial Warehouse Space

Northlands Industrial Park

7967 – 49 Avenue



Larry Kemshead



Lloyd Meadows



Davin Kemshead



Mike Williamson

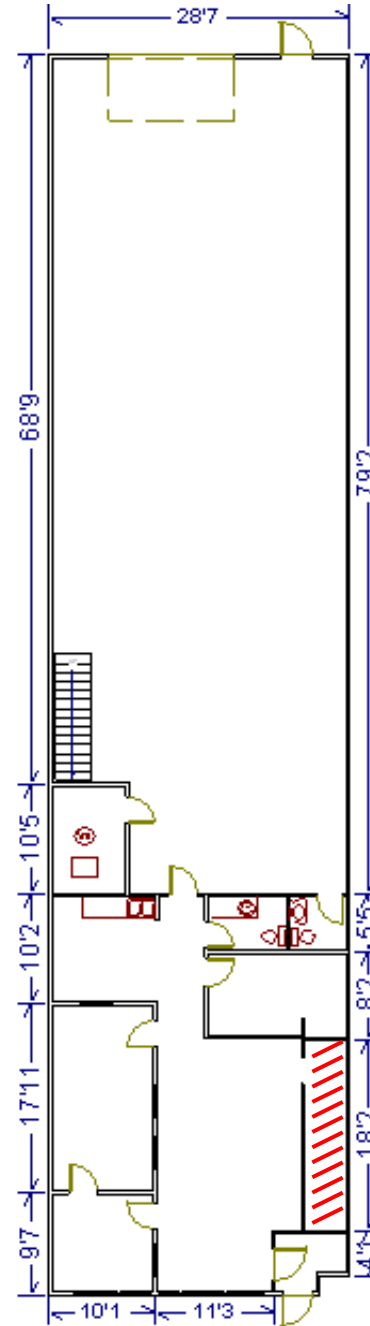


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Advantage – Commercial is a Division of Century 21 - Advantage

- MUNICIPAL:**
- 7967 – 49 Avenue, Red Deer AB
- LEGAL:**
- Unit 4 Plan 822-2669
- LOCATION:**
- Northlands Industrial Park, north of Gescan
- ZONING:**
- I-1 (Light Industrial)
- LEASE SPACE DESCRIPTION:**
- 3,372 square feet
 - Nice open and bright reception area (with desk)
 - Three offices, all with interior windows
 - Two washrooms
 - Lunch counter/staff room with fridge and sink
 - Front office area is air conditioned
 - Shop is clean and has hi-bay lighting, florescent lighting, sump
 - 12' x 14' overhead door with power opener
- YARD:**
- Paved parking in front, rear yard is graveled
 - Rear yard is common, Tenants have up to the width of their space directly behind, against the fence, for exclusive use (currently does not have individual compounds)
- NOTES:**
- Utilities are shared with the upstairs Tenant, ECS. The main floor Tenant is to charge back 1/3 of the utilities to ECS.
 - There are stairs in the shop that are to be used only as a fire exit for ECS and are to be unobstructed at all times. The main floor Tenant does not have access to the 2nd floor.
 - The main floor Tenant pays 2/3 (\$1,048/mnth) of the total operating costs (NNN) and ECS pays 1/3
 - Clean uses only (no welding, mechanic, etc). All uses are subject to the Landlord's approval.
- LEASE RATES (GST EXTRA):**
- **\$10.50/sq.ft – Basic Rent in first Year, escalations negotiable (\$2,950.50/month)**
 - **\$3.73/sq.ft - Estimated NNN (\$1,048.00/month) = 2/3 of Total**
 - **\$3,998.50 total per month**

The Information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which we deem to be reliable but for which we cannot assume responsibility.



This Diagram may not be accurate or to scale

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