



Shane Olin *Managing Broker*

P 403.313.5305

E solin@blackstonecommercial.com

Unit 104
4,148 SF

Unit 106A
2,500 SF



First 3 Months FREE on 5-Year Term

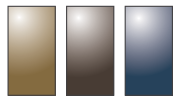
PROPERTY DETAILS

Units Available	Rent	
	Unit 104: 4,148 SF	Net Rent \$14.00 PSF
Yards Available	Rent	
	Unit 106A: 2,500 SF	Net Rent \$14.00 PSF
Yards Available	Yard Area	
	Rent/Month	
	B: 3,240 SF	\$ 300/month
	H: 6,521 SF	\$ 600/month
Op Costs	K: 7,500 SF	
	\$ 700/month	
Op Costs	\$5.32 PSF (Does not apply to yards)	
Available	Immediately	
Zoning:	I1 - Light Industrial	
Power	200 Amp	
Loading	Drive-in Overhead (Height 16')	
Ceiling Height	20'	

HIGHLIGHTS

- Showroom Space Available – Ideal for businesses needing a showroom and warehouse
- Large Fenced & Secured Yards – Perfect for outdoor storage or fleet parking
- Excellent Access & Exposure – High visibility location with quick access to Hwy 2, Gaetz Avenue, and 67 Street (Hwy 11)
- Free Mezzanine Space – Approx. 25% of main floor offered at no extra cost
- Flexible Zoning – Supports warehousing, distribution, sales, service, and more
- Strategic North Red Deer Location – Well-positioned in a busy industrial and commercial corridor



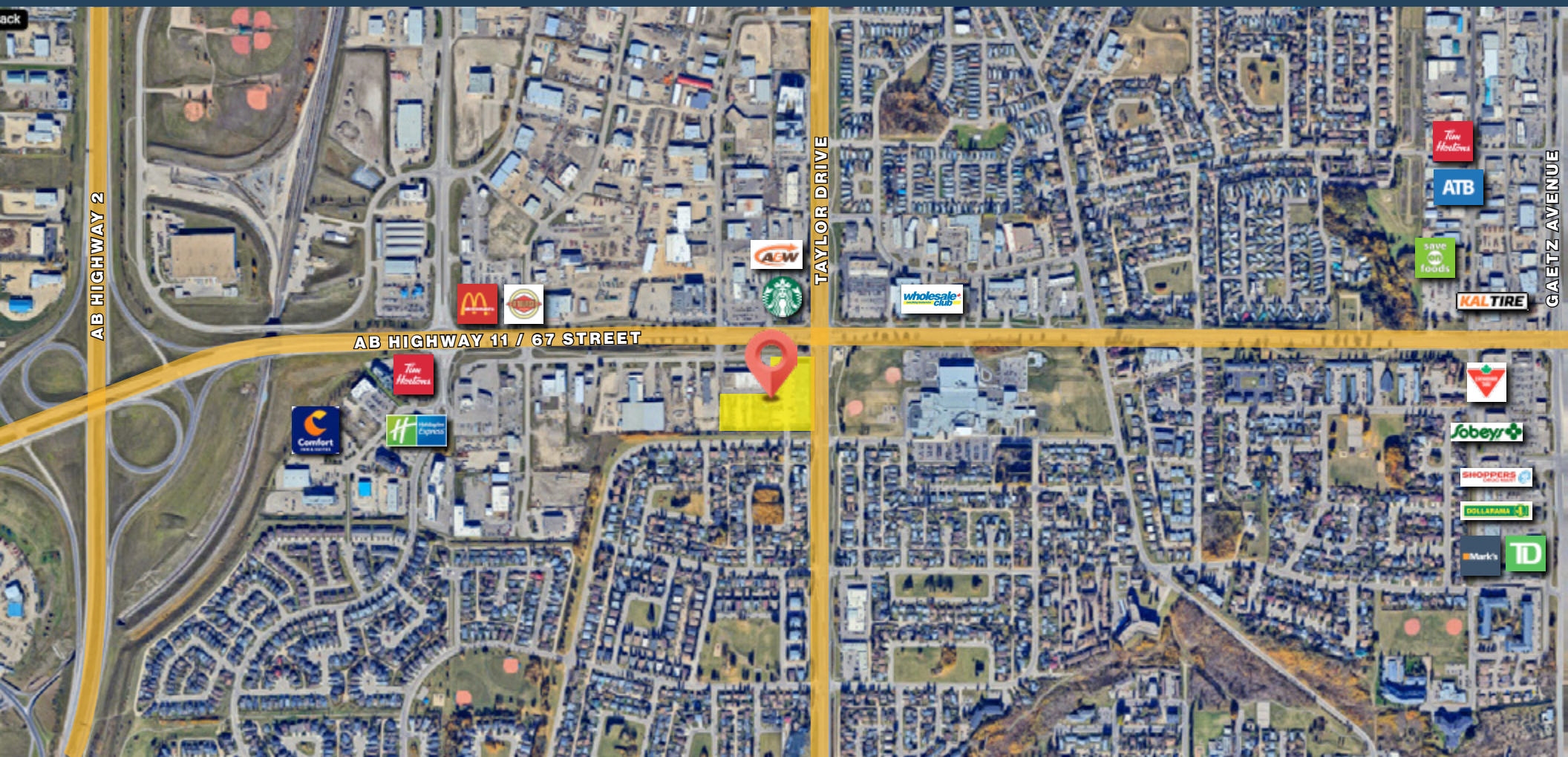


Blackstone
Commercial Real Estate Services Inc.

For Lease

6660 Taylor Drive | Red Deer, Alberta
Industrial Showroom Space + Yards





NEIGHBORHOOD
Red Deer



POPULATION
3KM
36,121



MEDIAN AGE
37



HOUSEHOLD INCOME
\$90,596



TRAFFIC COUNT
25,000 VPD | Taylor Drove & 67 Street

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Thank you for your Interest



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