

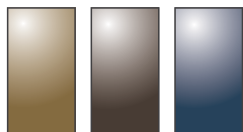
Blackstone

For Lease

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



Shane Olin *Managing Broker*
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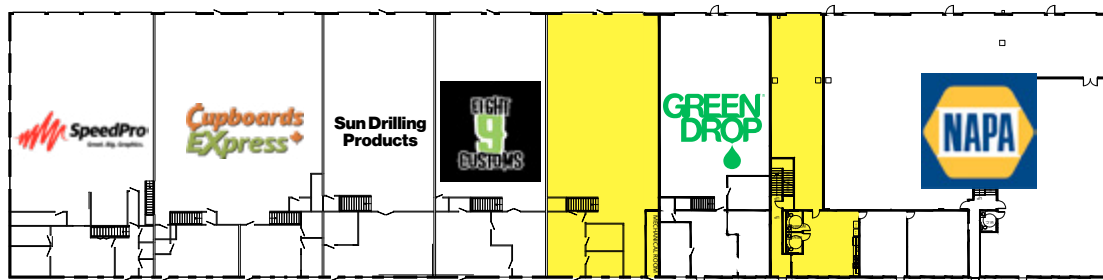
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Unit 104
4,148 SF

Unit 106A
2,500 SF



First 3 Months FREE on 5-Year Term

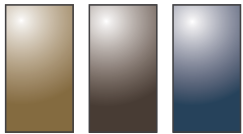
PROPERTY DETAILS

Units Available	Unit 104: 4,148 SF Unit 106A: 2,500 SF	Rent	
		Net Rent \$14.00 PSF	Net Rent \$14.00 PSF
Yards Available	Yard Area		Rent/Month
	B: 3,240 SF		\$ 300/month
	D: 10,301 SF		\$1,000/month LEASED
	H: 6,521 SF		\$ 600/month
	J: 13,670 SF		\$ 800/month LEASED
	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



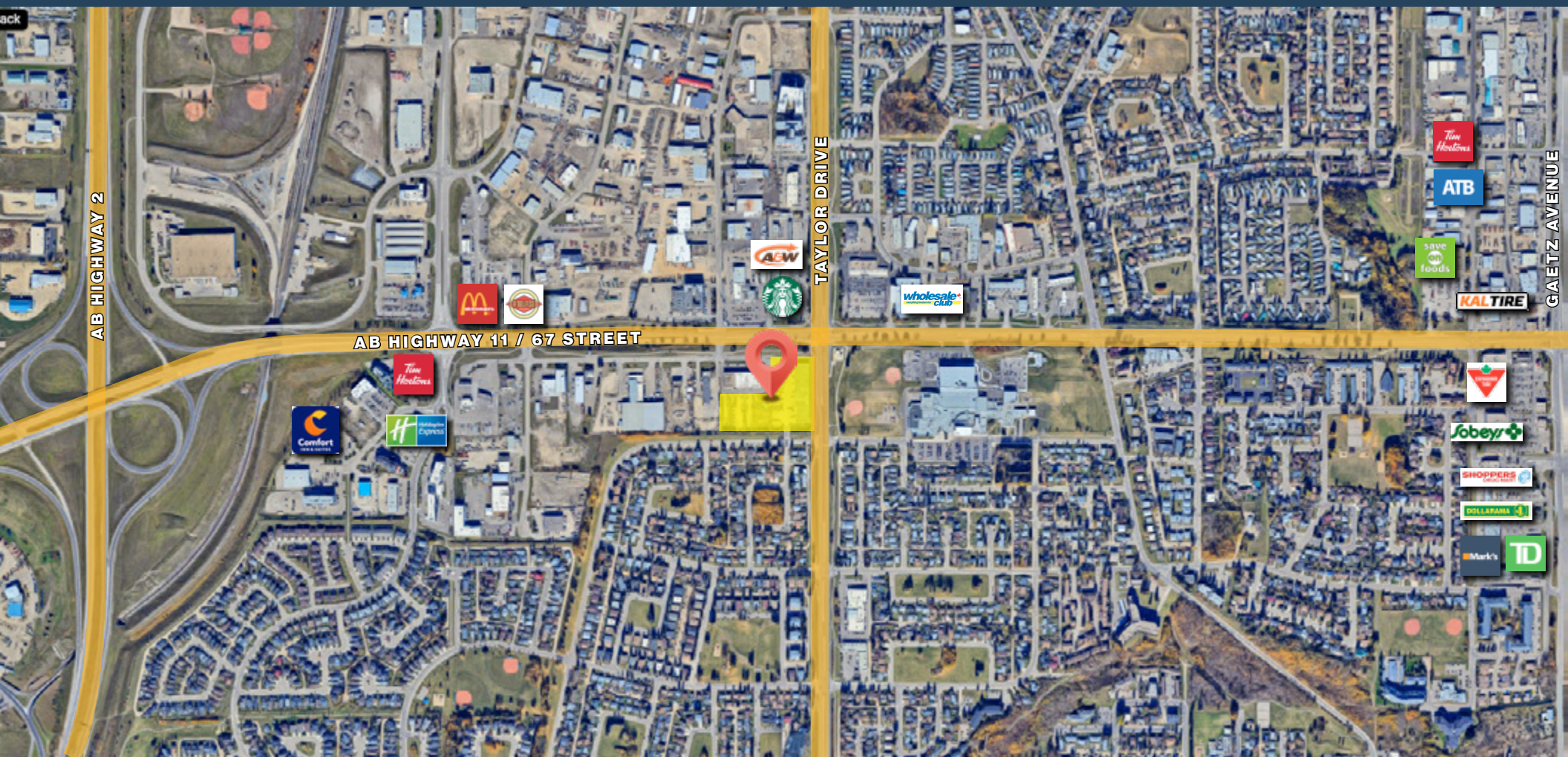


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NEIGHBORHOOD
Red Deer



POPULATION
3KM
36,121



MEDIAN AGE
37



HOUSEHOLD INCOME
\$90,596

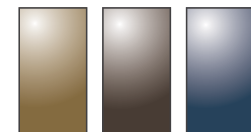


TRAFFIC COUNT
25,000 VPD | Taylor Drove & 67 Street

Shane Olin Managing Broker

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Thank you for your Interest



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