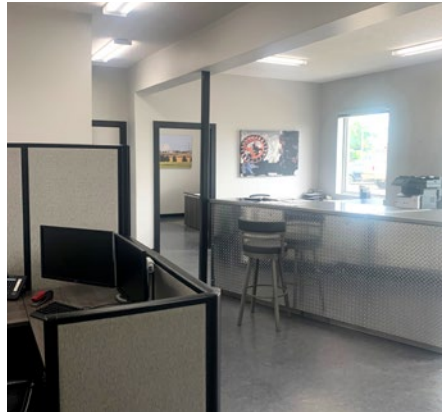


# For Sale

# Taylor Industrial

6439 - 67 Street, Red Deer, AB



## Property Details

**Building Size:** Main Floor: 30,054 SF  
Mezzanine: 7,514 SF  
Total: 37,568 SF

**Vacant Area:** Unit 106 | 8,080 SF  
(Main Floor 6,464 SF +  
Mezzanine 1,616 SF)

**Total Land Area:** 4.05 Acres

**Yard Area Available:** Yard Area A: 17,072 SF  
Yard Area B: 37,000 SF

**Zoning:** I1 - Light Industrial

**Electrical:** 200 amp mains

**Loading:** Drive-in (17)

**Ceiling Height:** 20' Clear height

**Highlights:**

- Excellent access and exposure
- District allows a variety of warehousing, distribution, sales and service business
- Newly renovated
- Large fenced and secure yard space available

**Shane Olin**

P (403) 313-5305

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 **Blackstone**  
Commercial Real Estate Services



# Financial Details

## Offering Details

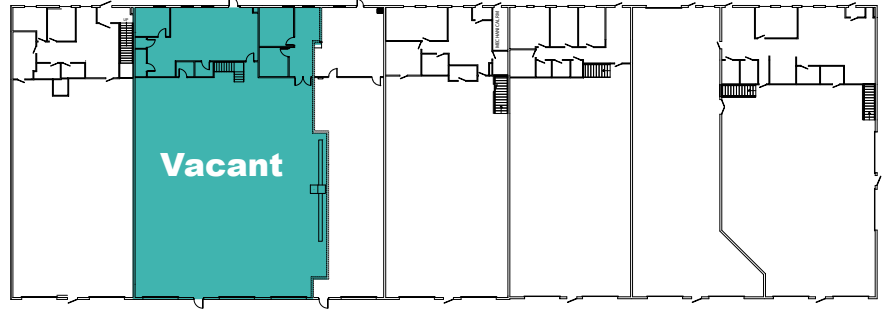
Asking Price:	\$5,750,000
Price Per SF:	\$153.06
Fully Leased NOI:	\$454,000
Fully Leased Cap Rate:	7.9%

## Assumptions

- Vacant Bay #106 leased 6,464 SF @ \$13.00 PSF
- Vacant yard 54,072 SF leased @ \$1.00 PSF/per annum

# Site Plan

Unit 106 | 6,464 SF | \$13.00 PSF



Mezzanine | Unit 106 | 1,616 SF



**Vacant**  
 Yard A | 17,072 SF | \$1.00 PSF  
 Yard B | 37,000 SF | \$1.00 PSF



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