

September 2023

# Industrial

Vacancy Report



Commercial Real Estate Services

Photo by Hannes Egler



# Featured Property



**For Lease** | Taylor Industrial, 6660 Taylor Drive, Red Deer, AB



<b>6660 Taylor Dr.</b> Unit 106B	2,858 SF
<b>6439 67 St.</b> Unit 106	6,464 SF
Yard A	0.39 ac
Yard B	0.38 ac
Yard C	0.17 ac
Yard D	0.30 ac

Op Costs  
\$5.09 PSF

Net Rate  
**\$12.00 - \$13.00 PSF**  
**First 3 Months Free**  
**On 5-Year Term**

Contact:  
Mike Levesque  
Shane Olin





**For Lease | Horton Park, 9705 Horton Road SW, Calgary, AB**



Unit A105                      2,297 SF

Op Costs  
\$10.75 PSF  
-----  
Net Rate  
**\$12.00 PSF**

Contact:  
David Mulholland  
Shane Olin



**For Sale | 4656 Westwinds Drive NE, Calgary, AB**



Unit 301                              1,400 SF

**JUST REDUCED**  
**\$359,900**

Contact:  
Sam Alein  
Randy Wiens  
Mahmud Rahman  
In Partnership with: REAL



**For Lease | The Aurora Building, 11402 - 100 Street, Grande Prairie, AB**



Unit 11402A                      2,742 SF  
Unit 11402B                      3,175 SF

Op Costs  
\$6.82 PSF  
-----  
Net Rate  
**\$8.00 - \$12.00 PSF**

Contact:  
Mike Levesque



**For Lease | Midway Centre, Highway 12 & Highway 2, Lacombe, AB**



Units from 1,250 to 17,965 SF  
Units can be demised or  
combined

Op Costs  
\$6.00 PSF (Est.)  
-----  
Net Rate  
**Market**

Contact:  
Patrick White



**For Sale or Lease | 5721 - 52nd Street, Stavelly, AB**



Bldg. Size            8,000 SF  
 Bay 3                    +/-2,000 SF  
 Bay 4                    +/-2,700 SF

Asking Price  
**\$879,000**  
*(Total Building)*  
 Gross Rent  
**\$1,735/month**  
**+Utilities / Per Bay**

Contact:  
 Grant Potter



**LEASED | 2320 - 35th Avenue NE, Calgary, AB**



Bay 4                    4,800 SF

Op Costs  
 \$5.25 PSF  
 \_\_\_\_\_  
 Net Rate  
**\$14.00 PSF**

Contact:  
 Sam Alein



**SOLD | Southbend Industrial, 12221 44th Street SE, Calgary, AB**



Unit 10                4,134 SF  
 Unit 20                3,624 SF

Asking Price  
**Below Market**

Contact:  
 David Mulholland



# Thank you for your interest!

For further information, please contact any of our experienced real estate professionals:

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