

**8 Van Der Horn Way  
Rural Red Deer County, Alberta**

**MLS # A2255243**



**\$10 per sq.ft.**

**Division:** Blindman Industrial Park

**Type:** Industrial

**Bus. Type:** Industrial

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 18,500 sq.ft.

**Zoning:** BSI

**Heating:** In Floor, Electric, Natural Gas, Radiant

**Floors:** -

**Roof:** Metal

**Exterior:** Metal Frame

**Water:** Well

**Sewer:** Private Sewer

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 3.32 Acres

**Lot Feat:** -

This 18,500 SQ FT STAND ALONE SHOP w/ fresh pavement right to your door, features OVER 19 OFFICES (10 on main, nine above) A board room, shop office, kitchenette, (6,000 office space on two floors) followed by an attached 12,500 sq ft shop. Featuring a COMPACTED & EXTENDED GRAVELLED YARD, NEW LED SHOP LIGHTS, 3 Phase 400AMP power service, WASH BAY / WASH BAY SUMP, Located in the NEW BLINDMAN INDUSTRIAL AREA- Featuring 155'x100' long building on a fenced-3..32 ACRE parcel of land. (5)-14'x16'h at the front, w/ DRIVE-THRU BAYS, Seven bay doors on the back, (12 in total) . Monthly lease rate at \$10.00 PSF + \$3.79/PSF operating cost puts the total monthly asking price for this bay at \$21,259.58/month + GST . Huge Access to the massive yard. Visit REALTORS® website for more details on this great stand-alone shop in Red Deer County. BSI ZONED, lots of flexibility to operate your business from this space.