



Heating:
Floors:
Roof:
Exterior:
Water:
Sewer:
Inclusions:

N/A

## 170, 8319 Chiles Ind Avenue Red Deer, Alberta

MLS # A2205046



## \$6 per sq.ft.

Division:	Chiles Industrial Park
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	5,848 sq.ft.
Zoning:	11
	Addl. Cost:
	Based on Year: -
	Utilities:
	Parking:
	Lot Size:
	Lot Feat:

Located in Chiles Industrial Park, this 5,848 SF unit is available for lease. The unit features a reception area, three front offices, two washrooms, a boardroom, a staff lunchroom with a sink, and additional closet and storage space. The shop is wide-open with a storage mezzanine and (1) 16' x 16' overhead door. The yard is fully paved with dedicated yard space along the east side of the property and ample parking available. Additional Rent is \$4.06 per square foot for the 2025 budget year. This introductory lease rate is for the first year of a long term lease to a qualified Tenant, with escalations.