



For Lease, Sale Or
Build-to-Suit

MCKENZIE INDUSTRIAL

40th Avenue and McKenzie
Road, Red Deer, AB

*Red Deer's Premiere
Industrial Site*



PROPERTY HIGHLIGHTS:

Gross Leasable Area:	66,300 sf
Acres:	160
Major Transportation Routes:	Queen Elizabeth II Highway
Zoning:	MD – Medium Industrial
2026 Operating Cost:	\$4.89

LOCATER MAP ▼



MAJOR ROADWAYS:

1. Queen Elizabeth II Highway
2. McKenzie Road
3. 40th Avenue

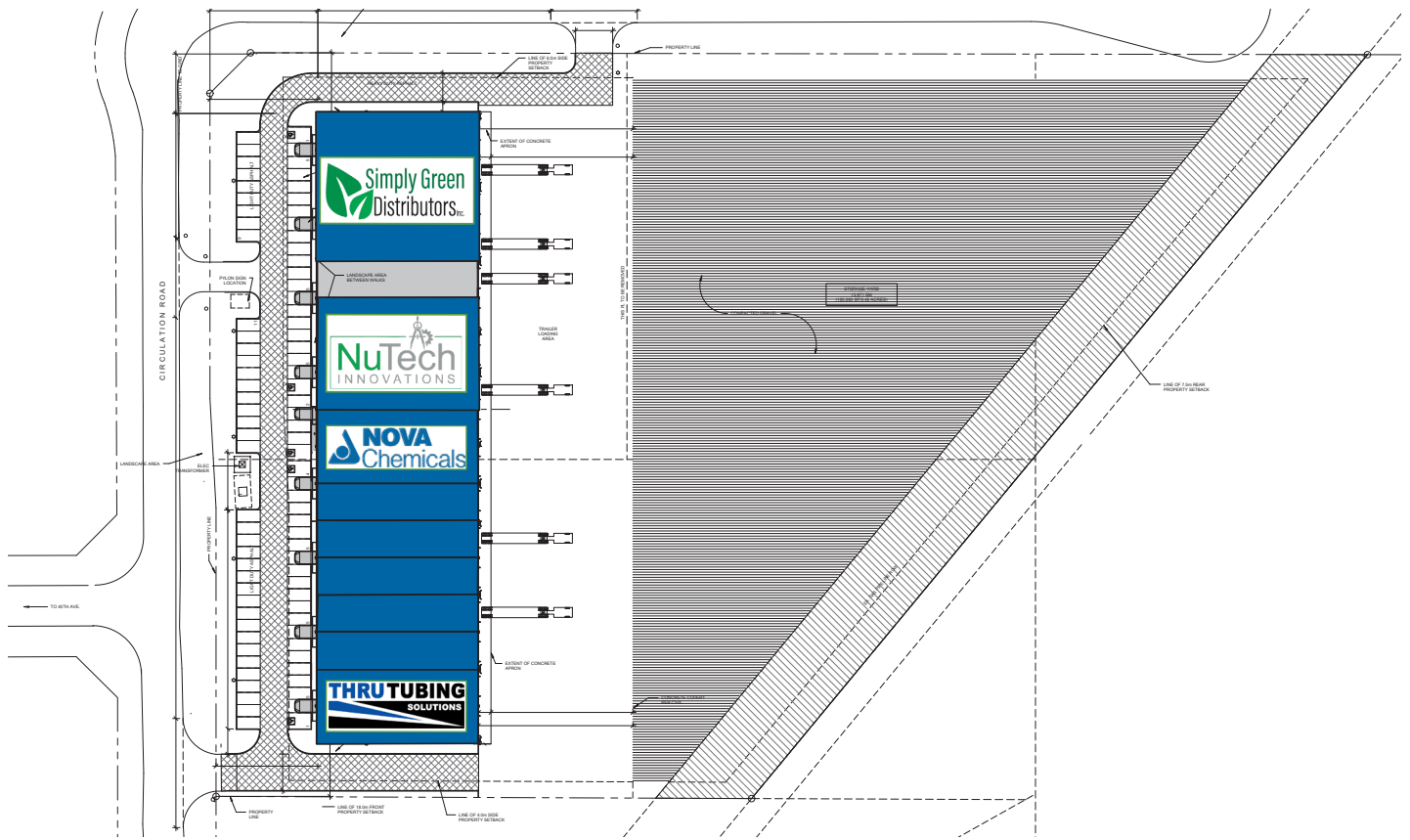
MELCOR

CONTACT

Shauna Hazlett
+1.780.945.2797
shazlett@melcor.ca

Nathan Wanchulak
+1.780.945.4657
nwanchulak@melcor.ca

Explore all available
properties at
melcorspace.ca



■ AVAILABLE
 ■ OCCUPIED
 ■ PENDING

▲ SITEPLAN

MCKENZIE INDUSTRIAL

40th Avenue
and McKenzie Road

MAJOR BUSINESSES:



SITE HIGHLIGHTS:

Parking:	102 stalls
Building Size	66,300 sf
Bay Size and Height:	<ul style="list-style-type: none"> • 4,000 sf • 28' - 0"
Power:	<ul style="list-style-type: none"> • 200 amps/bay @ 120-208 • 70 amps/bay @ 347/600
Yard Space:	61,532 sf (1.41 acres)

Please contact us to discuss site customization options.



Master-planned and developed by Melcor



CONTACT

Shauna Hazlett
+1.780.945.2797
SHazlett@melcor.ca

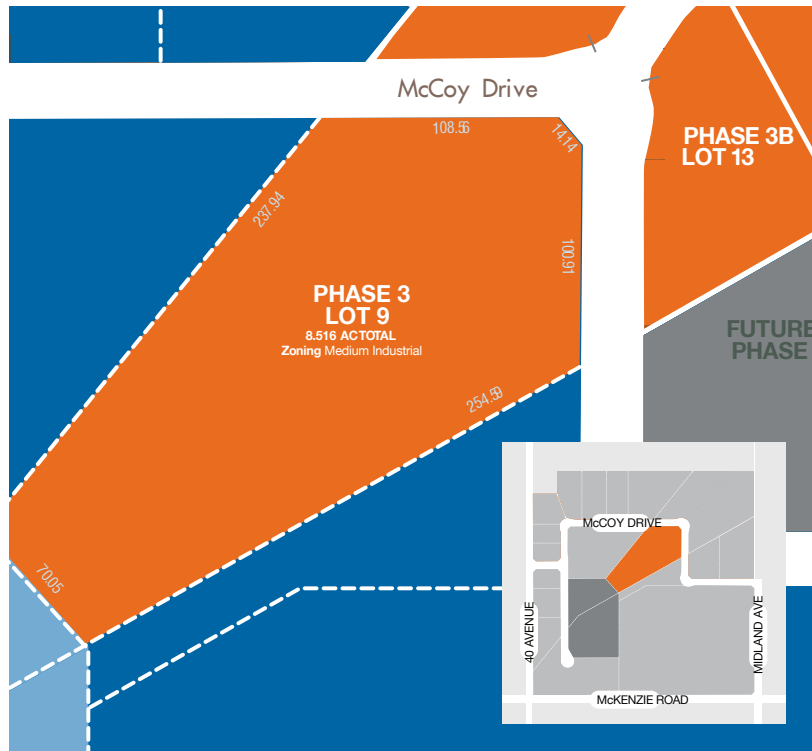
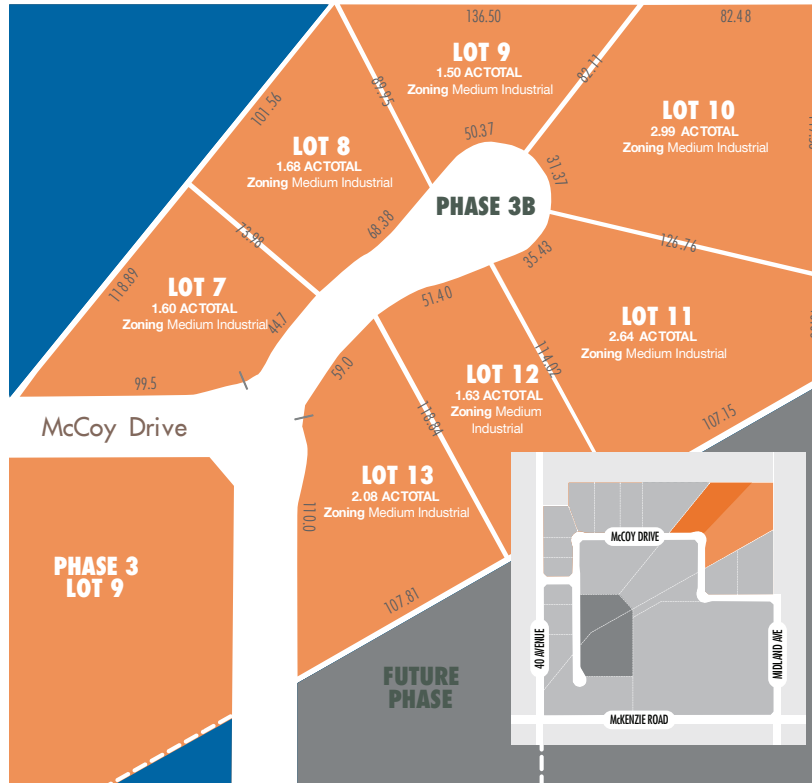
Nathan Wanchulak
+1.780.945.4657
NWanchulak@melcor.ca

Explore all available properties at melcorspace.ca

MCKENZIE INDUSTRIAL

Land for lease, sale or build-to-suit

- AVAILABLE
- OCCUPIED
- PENDING



MELCOR

CONTACT

Shauna Hazlett
+1.780.945.2797
SHazlett@melcor.ca

Nathan Wanchulak
+1.780.945.4657
NWanchulak@melcor.ca

Explore all available properties at
melcorspace.ca