



*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     |
| 2023 Operating Cost:         | \$4.28                     |

## LOCATER MAP ▼



### MAJOR ROADWAYS:

1. Queen Elizabeth II Highway
2. McKenzie Road
3. 40<sup>th</sup> Avenue

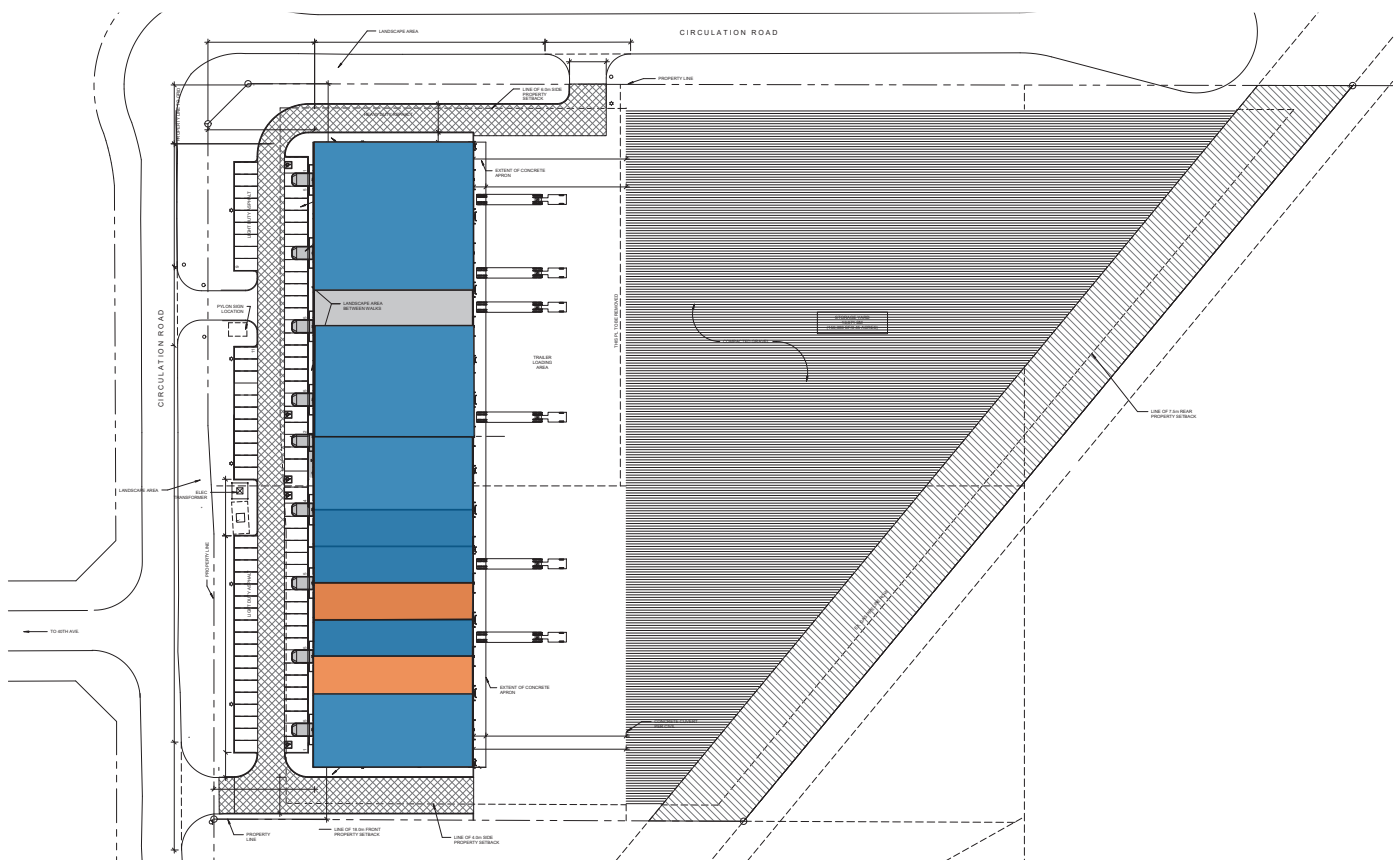
**MELCOR**

## CONTACT

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@melcordev  
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■ AVAILABLE
 ■ OCCUPIED
 ■ PENDING

▲ SITEPLAN

## MCKENZIE INDUSTRIAL

40<sup>th</sup> Avenue  
and McKenzie Road

MAJOR BUSINESSES:

**Schlumberger**



### SITE HIGHLIGHTS:

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

*Please contact us to discuss site customization options.*



**Master-planned and  
developed by Melcor**

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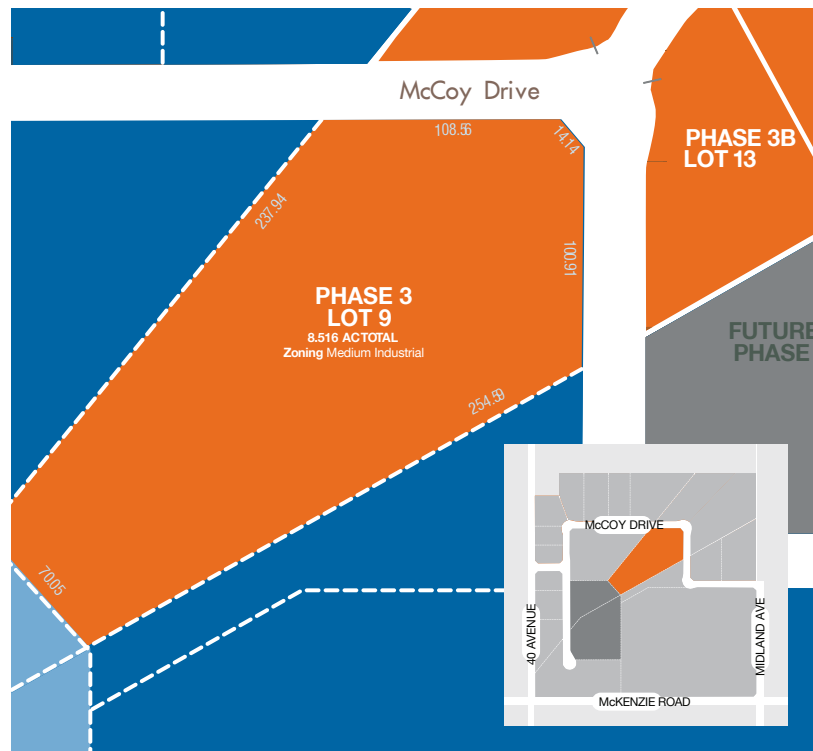
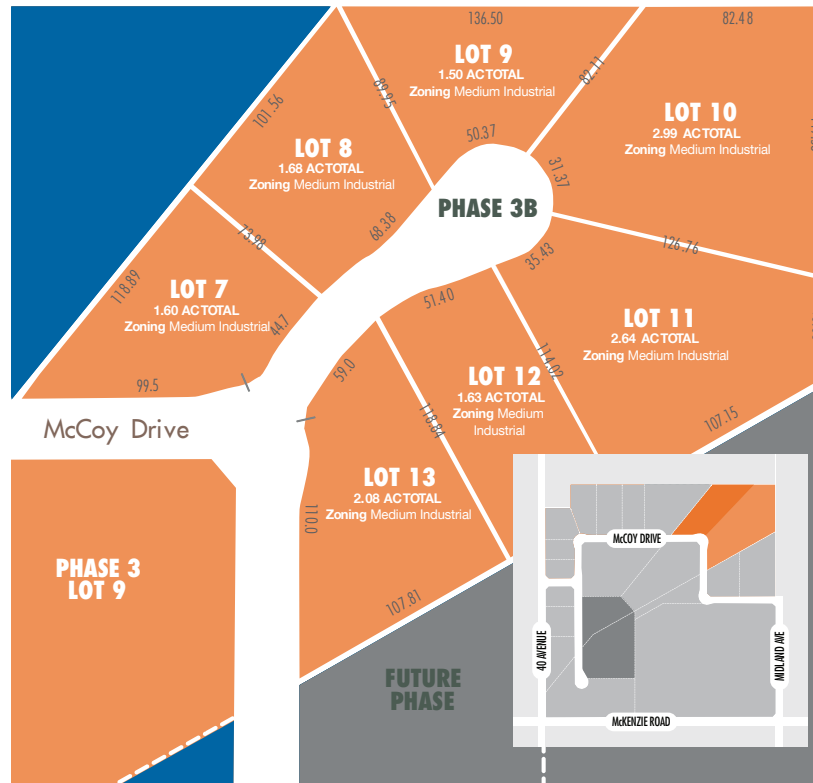


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