

\$5 - 30, 35441 Range Road 21, Rural Red Deer County

MLS® #A2240132

\$5

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Rural Red Deer County, Alberta

Available for lease: 16,800 sq. ft. of versatile commercial warehouse space 13 minutes West of Innisfail. Located in a newer (2010) concrete building featuring 20'™ ceilings and a durable concrete floor. The layout includes one office with a reception area on the main floor, plus a second-floor coffee room and bathroom. Ideal for logistics or industrial use, the property offers three 10'™x8'™ loading dock doors, one 16'™x16'™ ground-level door, and an oversized 18'™x25'™ ground-level door. Ample parking and yard space to enhance functionality. The space is currently serviced with 3-phase, 750 Kva power, landlord will downgrade the power service if tenant doesn't require that amount. Tenant responsible for utilities.

Built in 2010

Essential Information

MLS® #	A2240132
Price	\$5
Bathrooms	0.00
Acres	0.00
Year Built	2010
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information



Address	30, 35441 Range Road 21
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4G 0M8

Interior

Heating	Forced Air, Natural Gas, Radiant
---------	----------------------------------

Additional Information

Date Listed	July 14th, 2025
Days on Market	4
Zoning	AG

Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.