

FOR LEASE

412 LIBERTY AVENUE
RED DEER COUNTY, AB

Prominent freestanding industrial building in Gasline Alley West – ideal for warehousing, logistics, or industrial operations.



Flex Industrial Transformation Underway



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Property Overview & Details

Located adjacent to Costco in one of Central Alberta's most active commercial corridors, this is a rare opportunity to lease functional, high-exposure industrial and office space in Gasoline Alley West.

A 144,515 square foot standalone industrial facility spanning 6.99 acres is currently offered exclusively for lease in the thriving Gasoline Alley West area. Situated on a highly visible, fully paved corner site, it provides superior connectivity to major routes including the QEII Highway, Leva Avenue, Highway 2A, and McKenzie Road—making it perfectly suited for warehousing, distribution, logistics, or other industrial applications.

The facility features dock-high loading bays, a shared common yard area, and generous on-site parking. With C2 General Commercial District zoning, it accommodates a broad range of commercial and industrial activities.

The currently available portion consists of flexible open warehouse space, easily adaptable and prepared for subdivision into smaller tenancies per the included conceptual floor plan. Past subdivisions of leased areas highlight the property's proven versatility for multi-tenant configurations.

Main Floor Industrial Bays (Proposed Layouts)

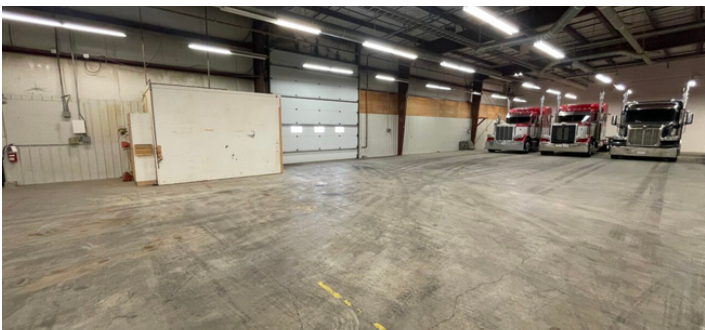
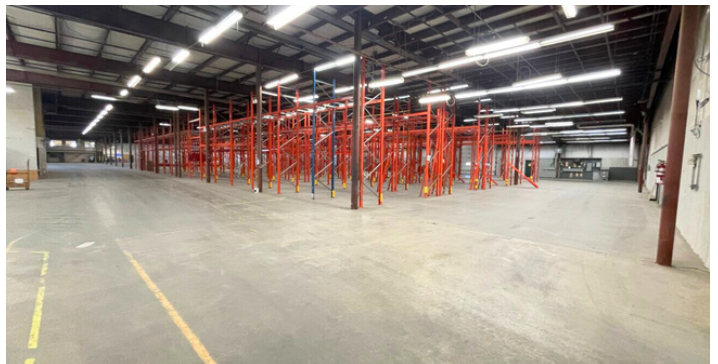
- Unit 104: 11,711 SF (Available as of July 1, 2026)
- Unit 107: 16,707 SF (includes a loading dock & garage door)
- Unit 108: 16,707 SF
- Unit 110: 11,679 SF
- Unit 112: 16,933 SF (includes a loading dock and grade level door)

Second Floor Office Space

- Unit 203: 4,199 SF

Location:	Gasoline Alley West
Legal Description:	Plan 0420838, Block 3, Lot 6
Zoning:	C2 - General Commercial District
Unit Sizes:	4,199 SF - 62,025 SF
Lease Rate:	\$12.00 PSF - \$15.00 PSF
Additional Rent:	\$4.00 PSF (est.) - Utilities included
Ceiling Height:	18' - 21' Clear
Lighting:	Fluorescent
HVAC:	Make-up Air
Sprinklered:	Yes
Loading:	Drive in Doors (sizes to be confirmed)
Possession:	Immediate

Interior Views – Flexible Warehouse & Office Spaces

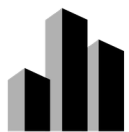


Potential Demising Plan



Flexible demising available for multi-tenant use.

Prime Location in Gasline Alley West – Adjacent to Costco and Major Highways



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