

FOR LEASE

1, 7882 EDGAR INDUSTRIAL WAY
RED DEER, AB





About the Property

Discover an exceptional opportunity to lease this Class “A” industrial bay in the sought-after Edgar Industrial area. This corner unit offers high ceilings and ample natural light, maximizing productivity in both warehouse and office spaces. The warehouse features an overhead door for efficient access, a mezzanine for added storage, and two washrooms—one in the office area and another in the shop.

The office layout includes a spacious reception area, a corner office with windows, and a second office with a built-in sink. A dedicated storage or IT room ensures organized functionality, while polished concrete floors lend a sleek, professional look to the office area. The paved front parking and corner lot positioning add convenience, with the added benefit of potential outdoor storage compound space for tenant use.

Available immediately, this versatile space is ideal for businesses seeking efficiency, convenience, and a prime industrial location.

LEGAL DESCRIPTION

Plan 2421531, Block 7, Lot 11B

UNIT SIZE

2,406 SF

LOCATION

Edgar Industrial Park

ZONING

I1 - Industrial Business Service

LEASE RATE

\$12.00 PSF

ADDITIONAL RENT

\$4.69 PSF

MONTHLY RENT

\$3,346.35 + GST

POSSESSION

Immediate

Unit 1

UNIT SIZE

2,406 SF

LEASE RATE

\$12.00 PSF

ADDITIONAL RENT

\$4.69 PSF

MONTHLY RENT

\$3,346.36 + GST

POSSESSION

Immediate

LOADING

14' x 16' Powered Overhead Door

HVAC

Radiant Heating/Exhaust Fan

DRAINAGE

Double Compartment Sump

LIGHTING

Hi-Bay

YARD

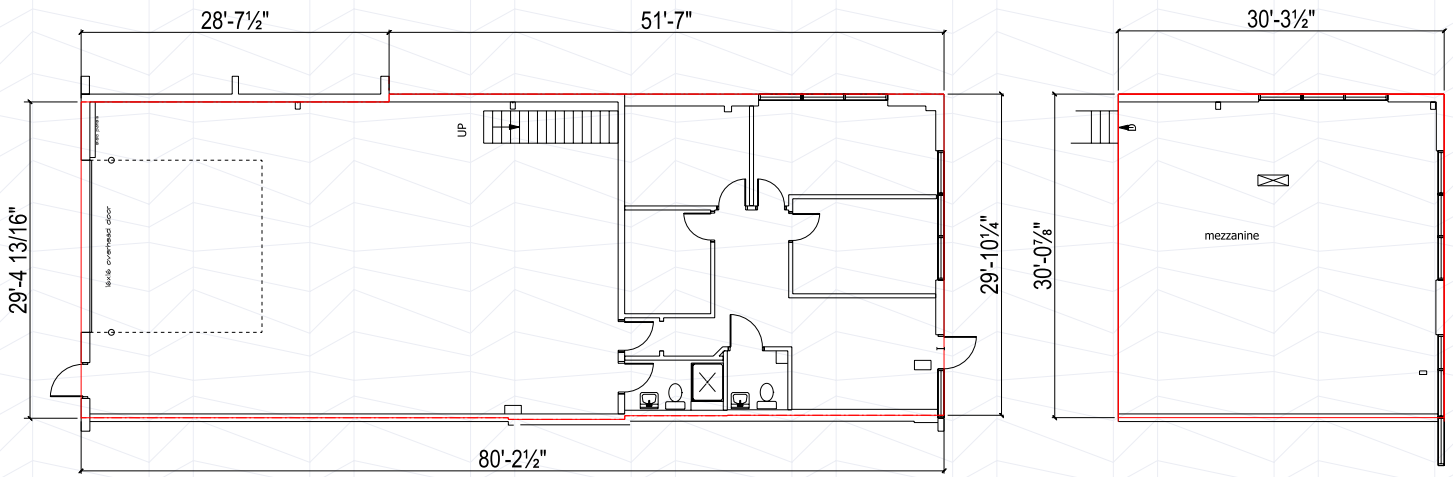
Paved; Opportunity for outside storage compound

FEATURES

- › Large reception area
- › Polished concrete floor in the office
- › Office with sink
- › Washrooms
- › Storage Mezzanine
- › Storage/IT room
- › Paved Parking



Floor Plan





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