

# FOR LEASE

UNIT 11, 7421 EDGAR INDUSTRIAL DRIVE  
RED DEER, AB





## About the Property

This double bay industrial condo in Red Deer's Edgar Industrial Park offers 3,268SF of functional space with immediate possession available. Positioned along Edgar Industrial Drive, the location provides convenient access to QEII, Highway 11, and Highway 11A, ensuring efficient regional connectivity.

The air-conditioned office area includes three private offices, a large reception/waiting area, a lunchroom/meeting room, and a washroom. Interior finishes feature eye-catching bronze-stained concrete floors, providing a durable and polished workspace. The shop is equipped with two drive-in doors, a large storage mezzanine, and an additional washroom. Tenants also benefit from access to their proportionate share of a fully graveled, fenced common yard.

Zoned I1, the property accommodates a variety of industrial uses including warehousing, manufacturing, and service operations. Its functional layout and central location make it well suited for businesses seeking efficient, adaptable workspace.

**\*Crane Options:** A 1-ton jib crane and 5-ton monorail crane are available for tenant use at an additional \$1.00/SF/year. Alternatively, the landlord will remove them if not required.

### LEGAL DESCRIPTION

Condominium Plan 0123312, Units 11 & 12

### UNIT SIZE

3,268 SF

### LOCATION

Edgar Industrial Park

### ZONING

I1 - Industrial Business Service

### YEAR BUILT

2001

### LEASE RATE

\$12.00 PSF

### ADDITIONAL RENT

\$5.00 PSF

### MONTHLY RENT

\$4,629.67 + GST

### POSSESSION

Immediate

## Unit Details

### UNIT SIZE

3,268 SF

### POSSESSION

Immediate

### LOADING

(1) 14' x 16' Overhead Door (Powered)

(1) 12' x 14' Overhead Door (Powered)

### HVAC

Air Exhaust System

Air Conditioned Offices

Radiant Heat

### LIGHTING

Upgraded Fluorescent

### CEILING HEIGHT

Approx. 20' - 21'5"

### DRAINAGE

2 x Double Compartment Sumps

### \*CRANES (AVAILABLE FOR RENT)

1-Ton Jib Crane

5-Ton Monorail Crane

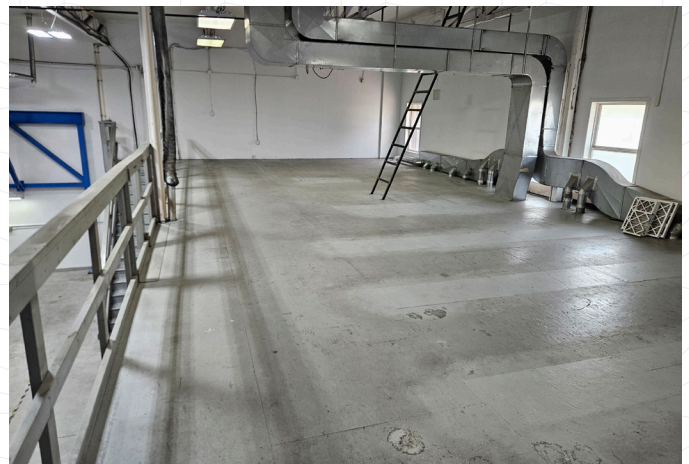
### YARD

Shared, graveled and fenced

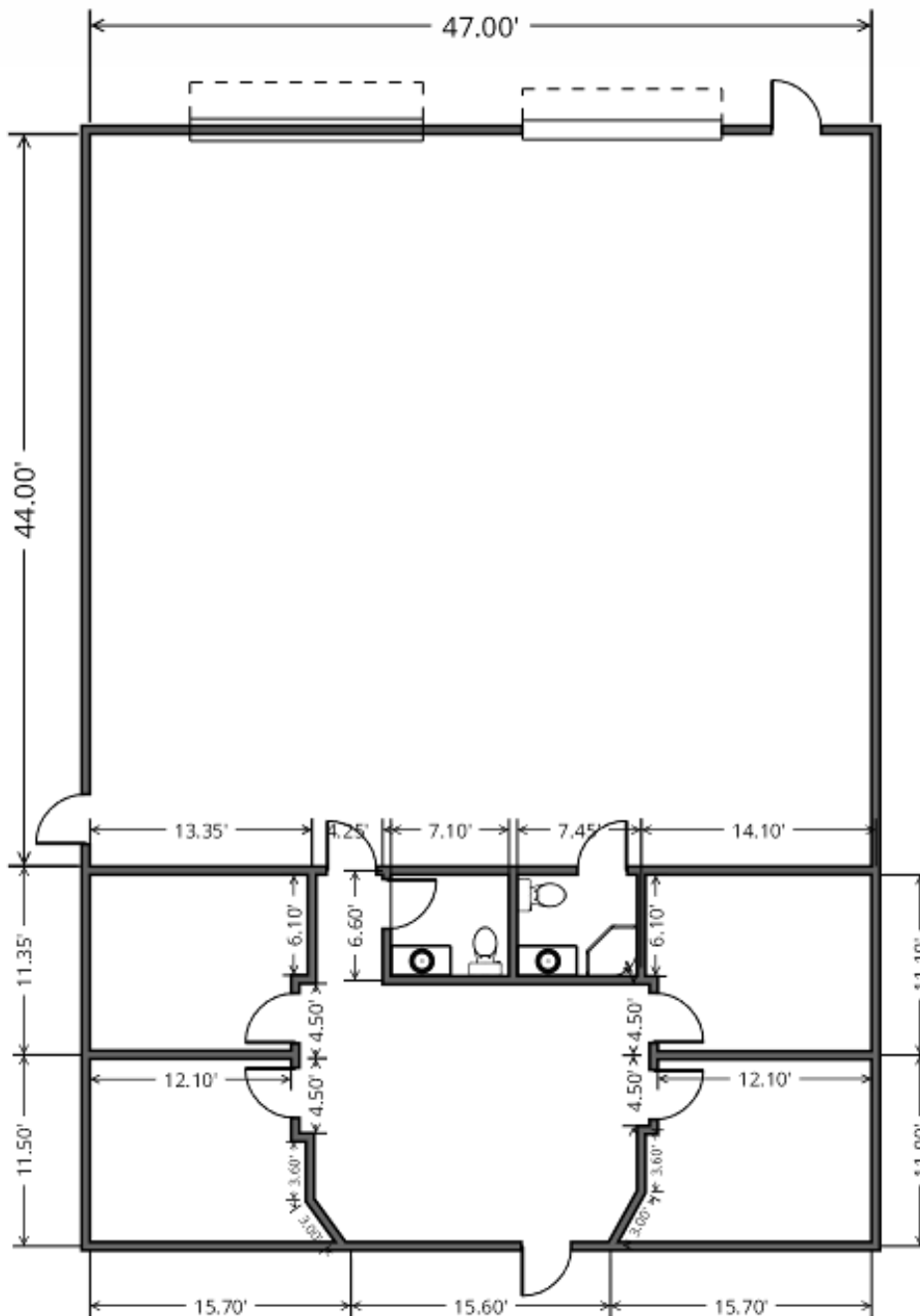
Paved parking in front

### FEATURES

- > (3) Offices
- > Washrooms
- > Lunchroom
- > Storage Mezzanine



# Floor Plan







HIGHWAY 11

QUEEN ELIZABETH II HIGHWAY

67TH STREET

JOHNSTONE DRIVE



EDGAR INDUSTRIAL DRIVE



# Central Alberta's Ambassador for Commercial Real Estate



#103, 4315 - 55 Avenue Red Deer, AB T4N 4N7  
www.salomonscommercial.com

**Mike Williamson**  
Listing Agent  
403.314.6189  
mike@salomonscommercial.com

**Kelly Babcock**  
Partner/Broker  
403.314.6188  
kelly@salomonscommercial.com

**Brett Salomons**  
Partner  
403.314.6187  
brett@salomonscommercial.com

**Davin Kemshead**  
Associate  
403.314.6190  
davin@salomonscommercial.com

**Max Field**  
Associate  
403.314.6186  
max@salomonscommercial.com

**Jordan Krulicki**  
Associate  
403.314.6185  
jordan@salomonscommercial.com