

FOR LEASE

**3, 7607 EDGAR INDUSTRIAL DRIVE
RED DEER, AB**





About the Property

Position your business for success with this highly visible 4,400 SF industrial unit located on Edgar Industrial Drive. The property features a welcoming reception area, three private offices, and a functional shop space complete with two overhead doors, a washroom, and a dedicated coffee/computer area for staff convenience.

A large mezzanine provides valuable additional space with the flexibility to accommodate future offices, a lunchroom, or extra storage. Outside, tenants benefit from common parking, a graveled rear yard, and a secure fenced storage area.

With high ceilings, excellent exposure, and a practical layout designed to support a variety of industrial users, this property offers an outstanding opportunity in one of Red Deer's established industrial corridors.

LEGAL DESCRIPTION

Plan 0124507, Block 8, Lot 2

UNIT SIZE

4,400 SF

LOCATION

Edgar Industrial Park

ZONING

I1 - Industrial (Business Service) District

LOADING

(2) 14' x 16' O/H Doors

HVAC

Radiant Heat

LIGHTING

High Bay

CEILING HEIGHT

18' to beam

DRAINAGE

Double Compartment Sump

LEASE RATE

\$13.00 PSF

ADDITIONAL RENT

\$5.50 PSF

MONTHLY RENT

\$6,783.33 + GST

POSSESSION

Negotiable



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