



Asking Lease Rate:

\$11.00
PSF

Blair McArthur

Vice President

blair.mcarthur@colliers.com

+1 403 391 0669

Office & Warehouse Condo **For Lease**

Unit 8, 7471 Edgar Industrial Bend, Red Deer, AB

Accelerating success.



Property Overview

Total Area	±1,968 SF
Office Area - Main	±576 SF
Office Area - 2nd Floor	±576 SF
Shop Area	±816 SF
Yard	Paved Fenced Compound
Year Built	2003
Zoning	I1 - Industrial (Business Services)
Power	225 Amp, 240 Volt (TBV)
HVAC	Warehouse: Radiant Tube Office: Forced Air & A/C
Ceiling Height	18' 5"
Loading	12' x 14' Drive-in
Operating Costs	\$4.15 (est. 2025)
Available	Immediately

*All office furniture and warehouse wood racking available free of charge.

Details

Office

- Three offices
- Boardroom
- Kitchenette
- Bathroom
- Air conditioning
- Alarm System



Dedicated fenced and paved storage compound



I1 Industrial (Business Services) zoning allows for a variety of uses

Warehouse

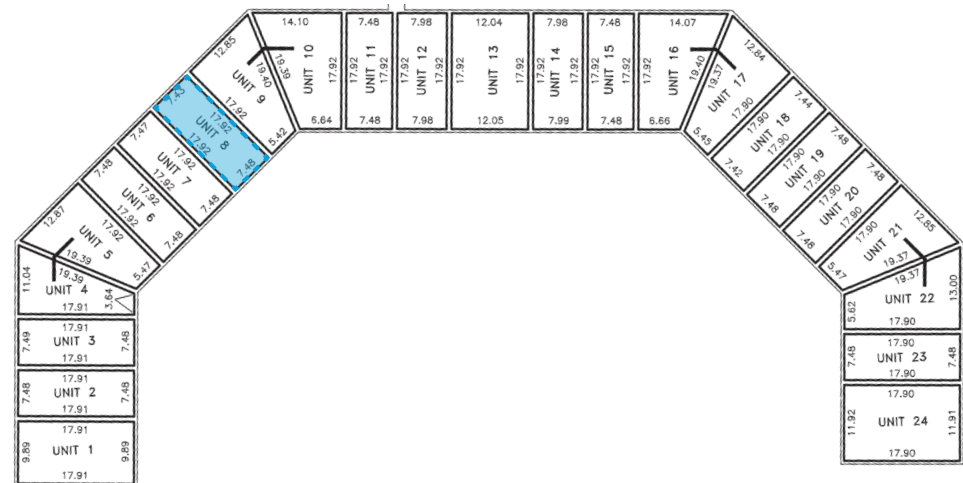
- Radiant tube heating
- Great clear height
- Florescent lighting



Ample parking on site



Ideal location in Edgar Industrial







Unit 8, 7471 Edgar Industrial Bend, Red Deer, AB

Blair McArthur

Vice President
+1 403 391 0669
blair.mcarthur@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. CMN Calgary Inc.

