

FOR LEASE

9, 7471 Edgar Industrial Bend





Property Details

Functional industrial condo unit available for lease in Edgar Industrial Park with efficient improvements and excellent access to Red Deer's major transportation routes. Zoned I1 Industrial, the property is well suited for a variety of service, trade, warehouse, and light industrial users.

The space offers minimal office buildout with a large shop area featuring added width for improved operational flexibility. The main floor includes a reception area, while the second floor features a training or boardroom complete with a sink and coffee counter.

Additional features include an overhead door, new LED bay lighting, a fenced compound, and a paved shared yard suitable for loading, storage, and vehicle circulation. Conveniently located with quick access to QEII Highway, Highway 11, 67 Street, Johnstone Drive, and other key arterial routes.

Legal Description

Condo Plan 0421993, Unit 9

Location

Edgar Industrial Park

Unit Size

1,830 SF

Zoning

I1 - Light Industrial

Lease Rate

\$12.00 PSF

Additional Rent

\$5.00 PSF

Monthly Rent

\$2,592.50 + GST

Loading

12' x 14' O/H Door

Ceiling Height

19' approx.

Lighting

New LED Bay Lighting

HVAC

Radiant Heating

Drainage

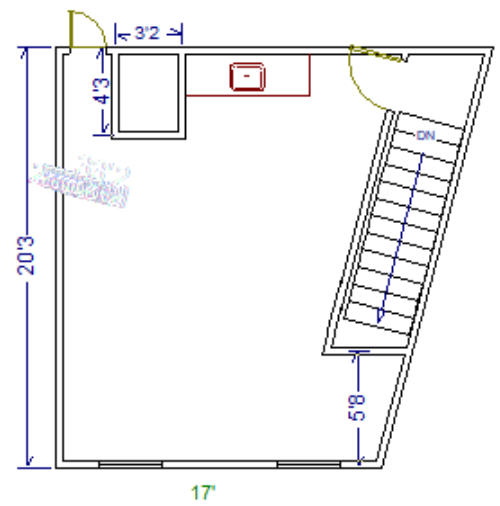
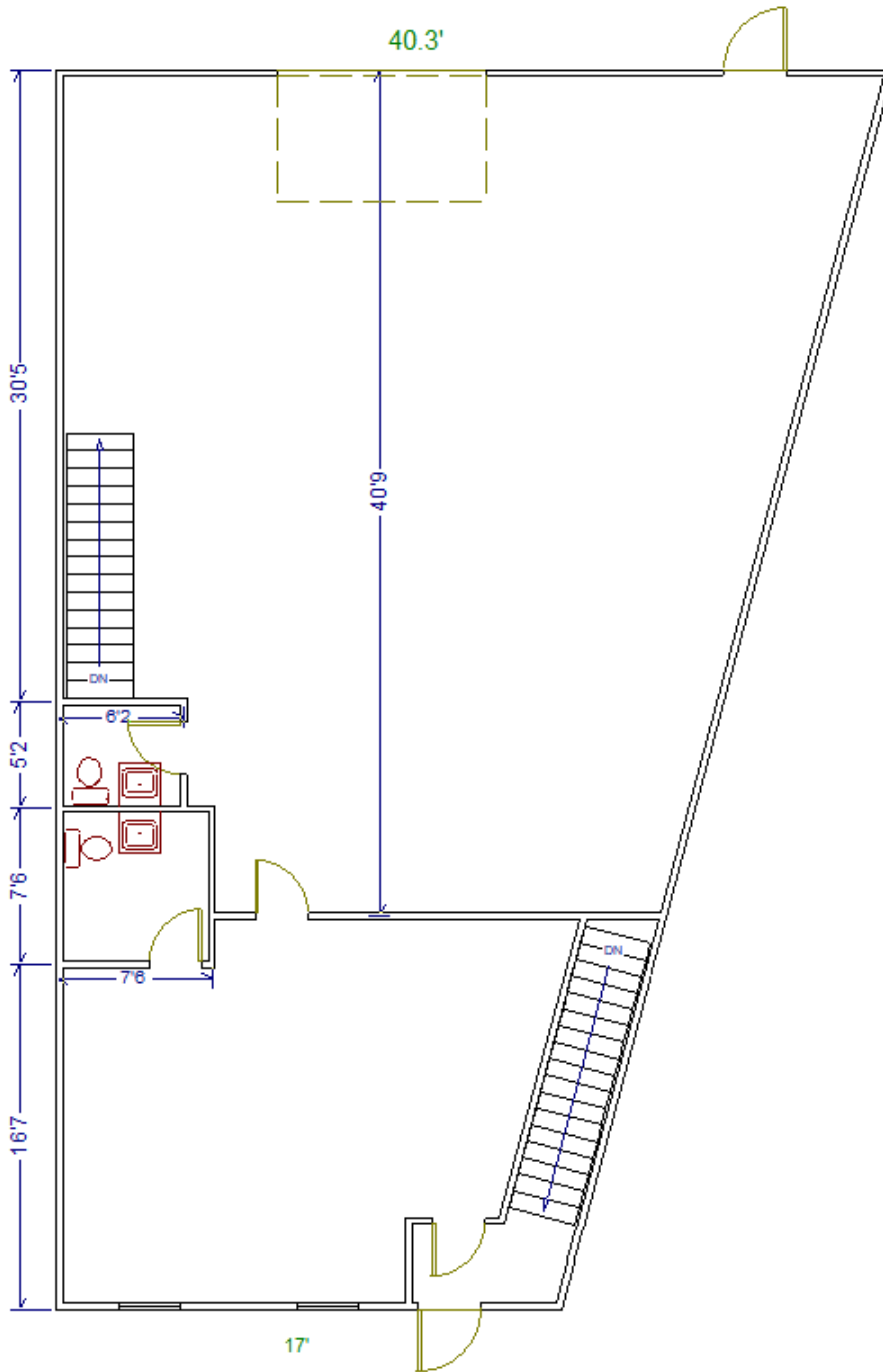
Double Compartment Sump

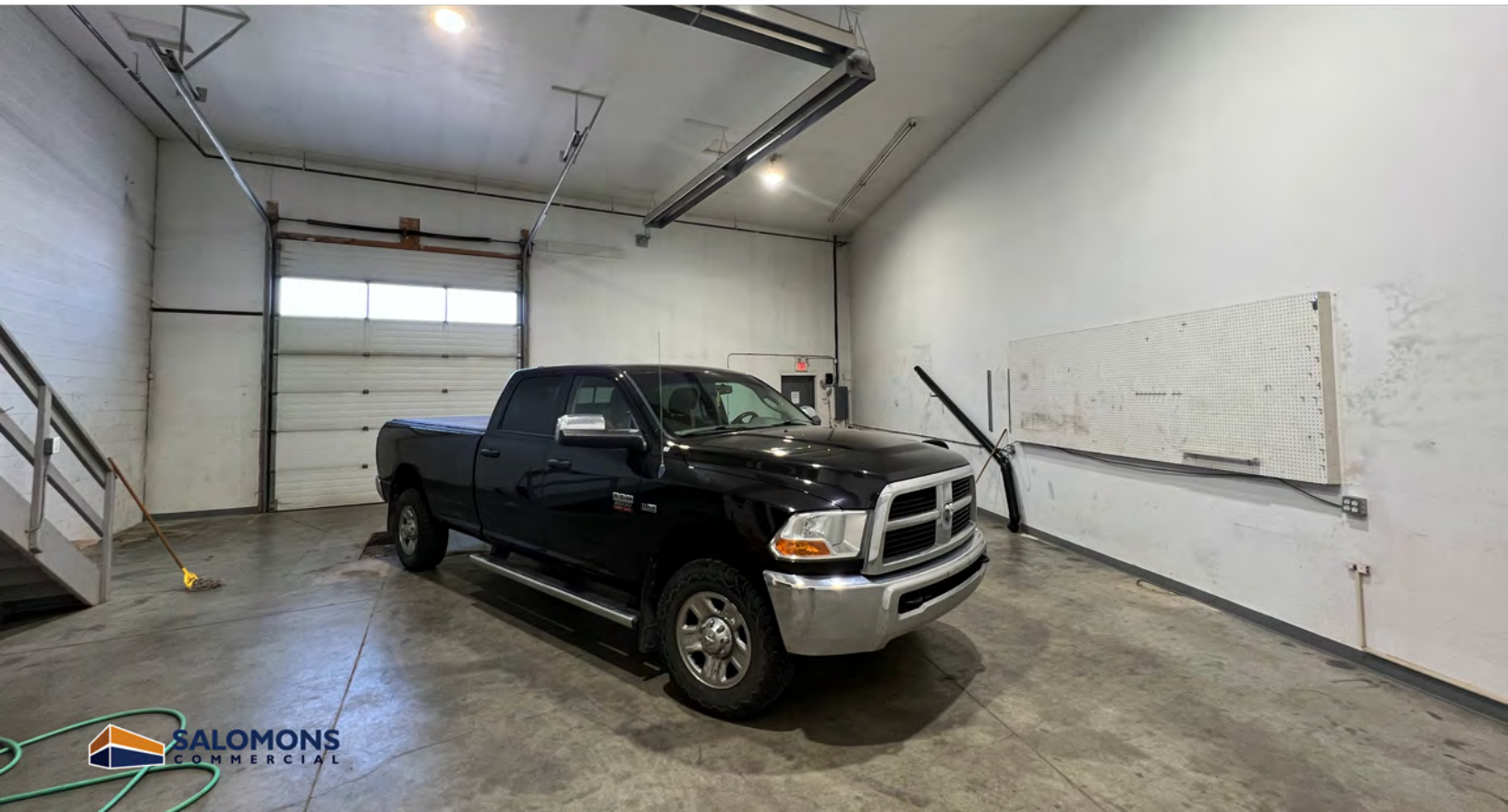
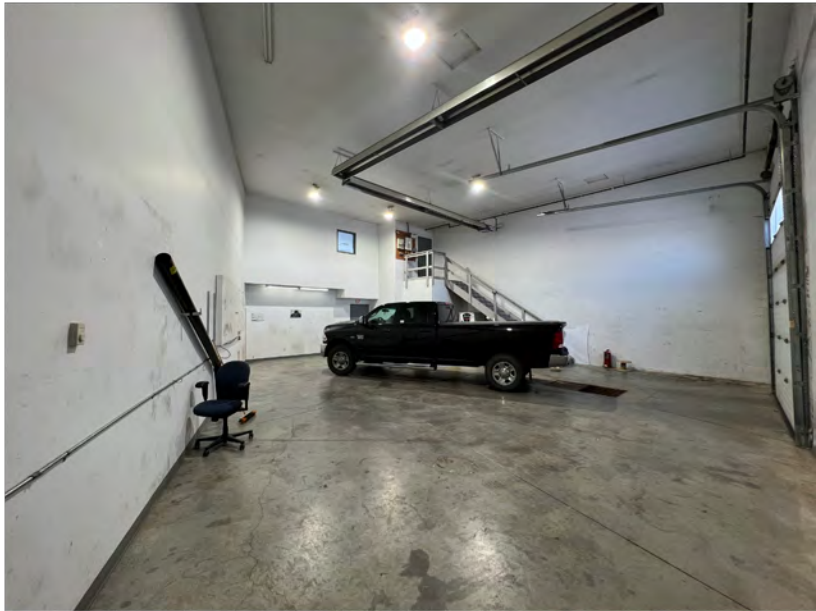
Possession

Immediate

FLOOR

Plan







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