

FOR LEASE

7719 EDGAR INDUSTRIAL DRIVE
RED DEER, AB





About the Property

A versatile multi-tenant industrial building located in the established Edgar Industrial Park, with two units currently available for lease totaling 9,705 SF.

Unit 7 (5,638 SF): features a main floor that is approximately half developed into functional office space, including reception, washrooms, and support areas. The fully developed mezzanine provides additional large offices and a boardroom, making this unit well-suited for businesses requiring a mix of shop and professional workspace.

Unit 8 (4,067 SF): **LEASED**

The building is well-maintained and includes a large shared common yard, which is fully fenced for security. Two rows of parking are available at the front of the building for both tenants and visitors. Strategically located, the property ensures easy access to major transportation routes including the QEII, Highway 11, Highway 2A, and Highway 11A, making it an ideal location for businesses requiring efficient logistical and commuter connections.

LEGAL DESCRIPTION

Plan 0125151, Block 7, Lot 12

UNIT SIZES

5,638 SF

LOCATION

Edgar Industrial Park

ZONING

I1 - Industrial (Business Service) District

LEASE RATES

\$12.00 PSF

ADDITIONAL RENT

\$4.80 PSF

TOTAL MONTHLY RENT

See Individual Unit Information

POSSESSION

See Individual Unit Information

Unit 7

Approx. half of the main floor is laid out with functional office space, reception, washrooms, etc. Fully developed mezzanine with additional large offices and boardroom.

UNIT SIZE

Footprint: 3,767 SF
Second Floor Area: 1,871 SF
Total Usable Area: 5,638 SF

LEASE RATE

Base Rent: \$12.00 PSF
NNN: \$4.80 PSF (*only based on the footprint - 3,767 SF*)*
Monthly Rent: \$7,144.80 + GST

POSSESSION

Immediate

LOADING

(1) 14' x 16' Automatic Overhead Door
(1) 14' x 20' Automatic Overhead Door

POWER

200 Amp electrical service per unit

HVAC

Radiant Heat

LIGHTING

High Bay Lighting

CEILING HEIGHT

Approx. 23 - 24' at the centre

DRAINAGE

Trench Sump

YARD

Good amount of yard area available behind the space.

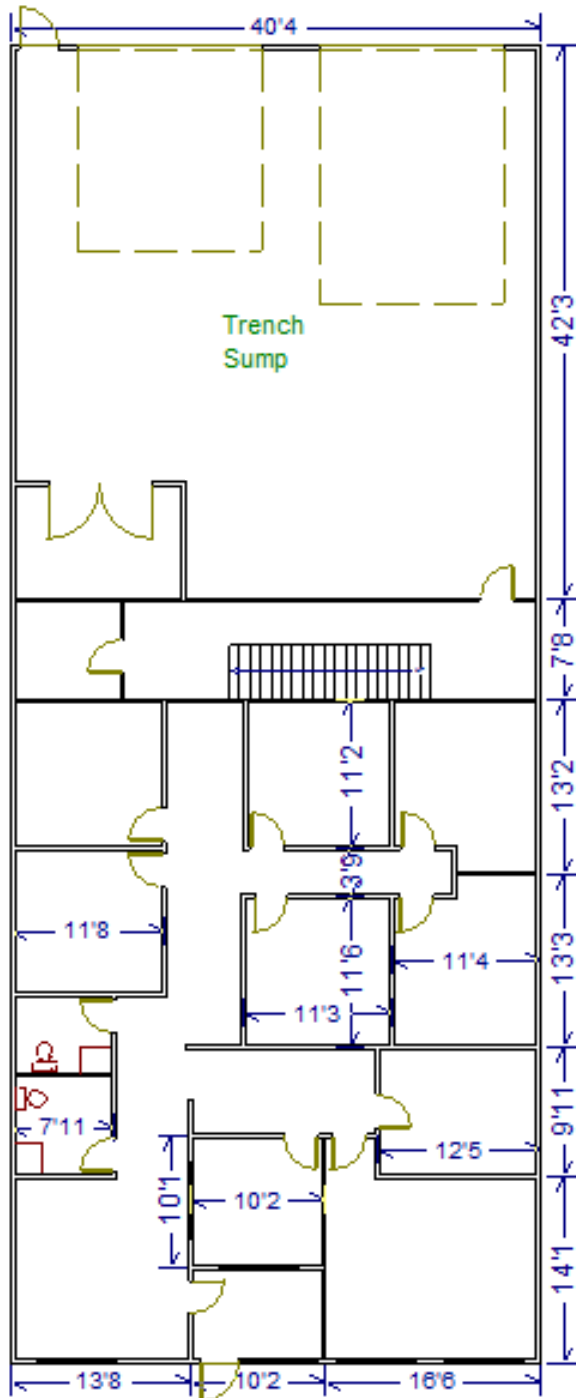
7719 Edgar Industrial Drive



Unit 7 Floor Plan



Main Floor



Second Floor

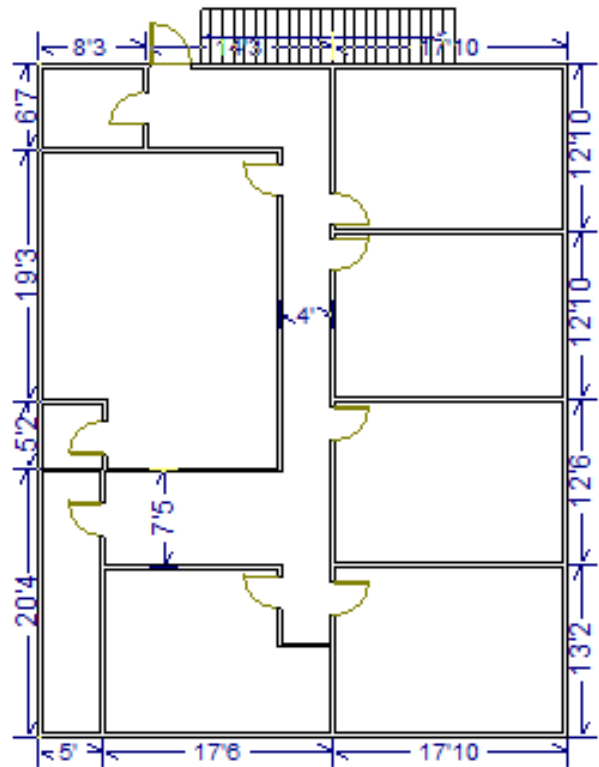


Diagram may not be accurate or to scale



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

Brett Salomons
 Partner
 403.314.6187
brett@salomonscommercial.com

Kelly Babcock
 Broker/Partner
 403.314.6188
kelly@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