



Lease Rate:

\$11.00 PSF

±23,758 SF

On 2.80 Acres

# Freestanding Industrial Building For Lease

7948 Edgar Industrial Way, Red Deer, AB

Accelerating success.

**Blair McArthur**

Associate Vice President

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# Property Overview

<b>Municipal Address</b>	7948 Edgar Industrial Way, Red Deer
<b>Legal Address</b>	Plan 0020817; Block 7; Lot 7
<b>Showroom/Office Area</b>	± 8,758 SF
<b>Warehouse Area</b>	± 15,000 SF
<b>Total Area</b>	± 23,758 SF
<b>Site Size</b>	± 2.80 Acres
<b>Ceiling Height</b>	17' 6" - 21' 7" Clear
<b>Loading</b>	1 Drive-In (12'x14') 1 Drive-In (14'x14') 1 Dock (8'x10') w/ Dock Leveler
<b>Power</b>	400A, 120/208V (TBV)
<b>Drainage</b>	Double Compartment Sumps
<b>Lighting</b>	High Bay Halides   LED
<b>Op. Costs</b>	\$2.87 PSF (est. 2024)
<b>Lease Rate</b>	\$11.00 PSF

## Building Features



Excellent access to  
HWY 11A and the QEII



Dock & grade  
level loading



Fully paved customer &  
staff parking. ±52 Stalls



Functional showroom  
- office layout



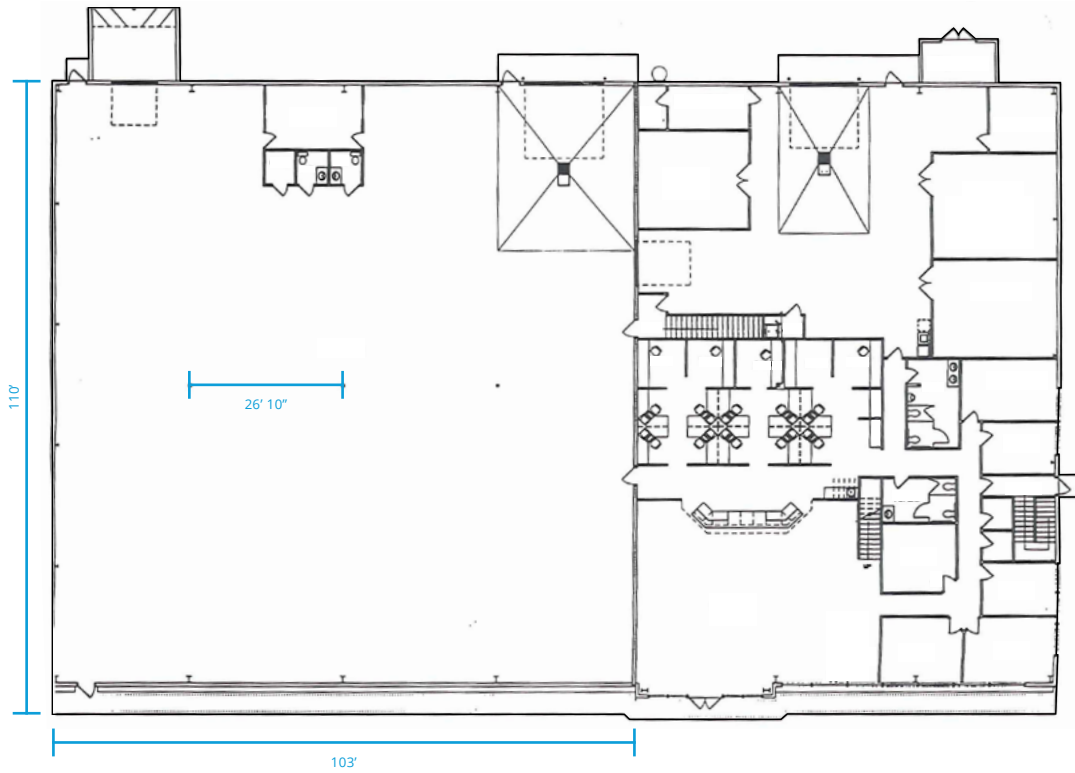
Fully fenced &  
secured yard

## Site Plan

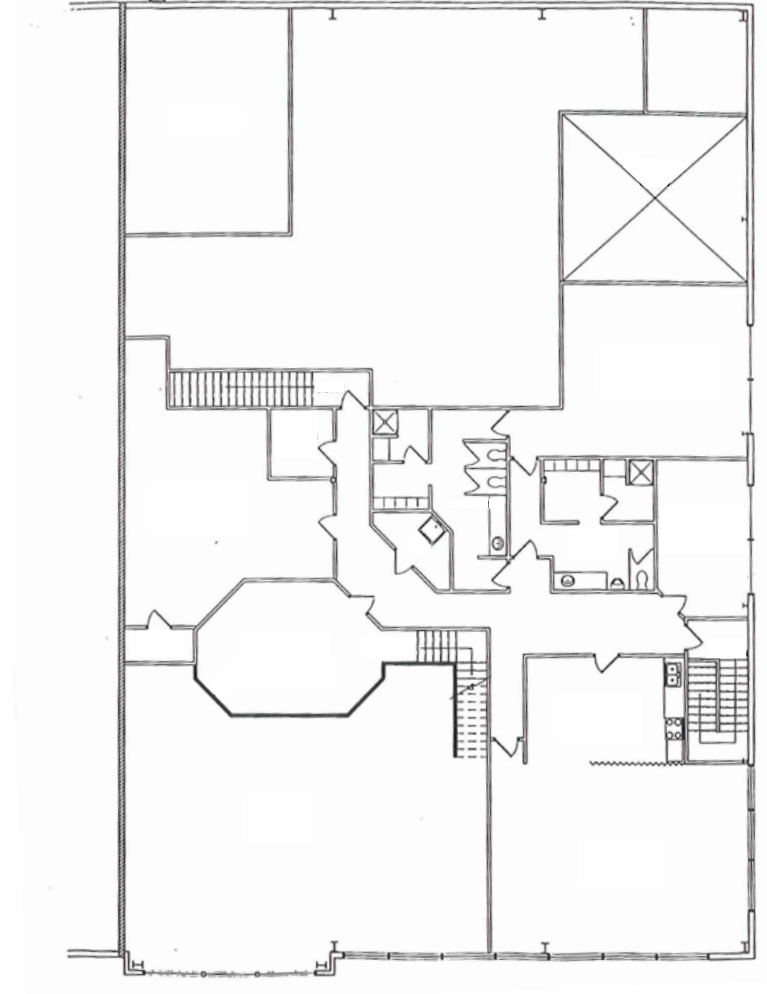


# Floor Plans

## Main Floor



## Second Floor





Site Aerial



Loading Doors



Site Aerial



Front View



Showroom Area



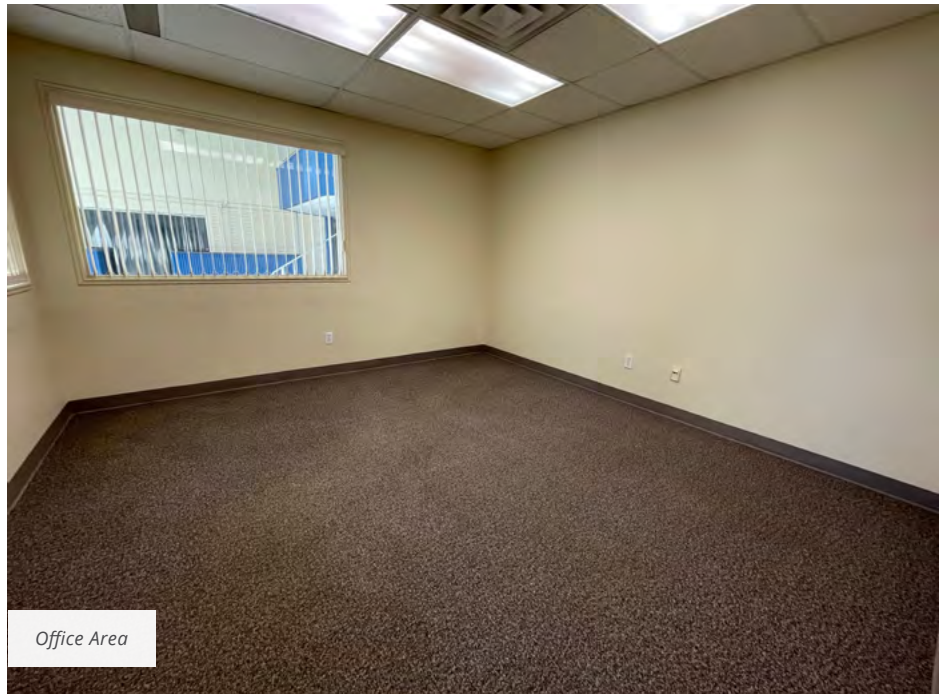
Office Area



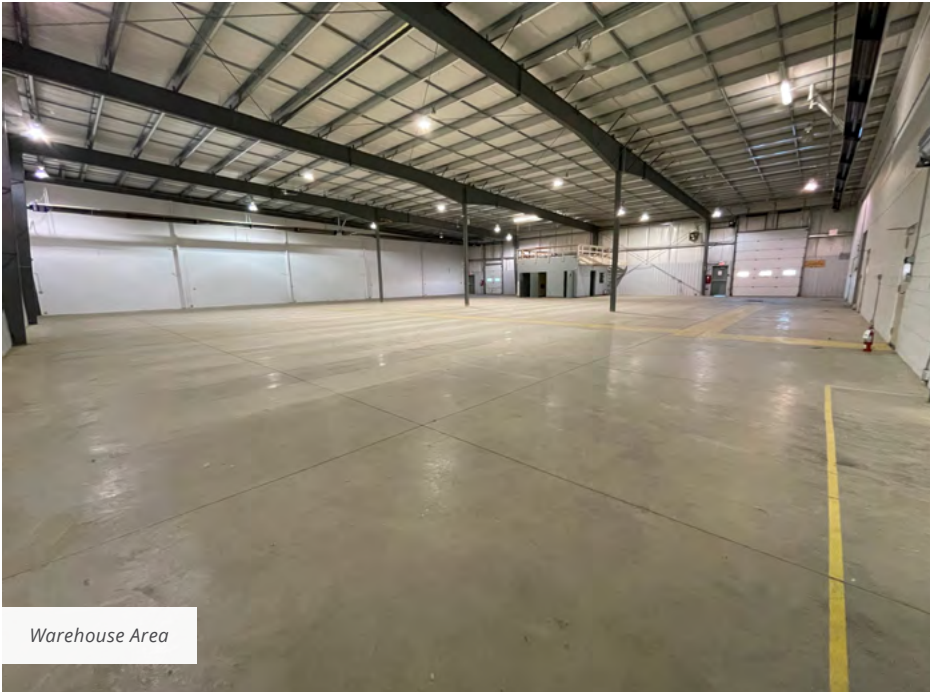
Order Desks



Fire Shutter



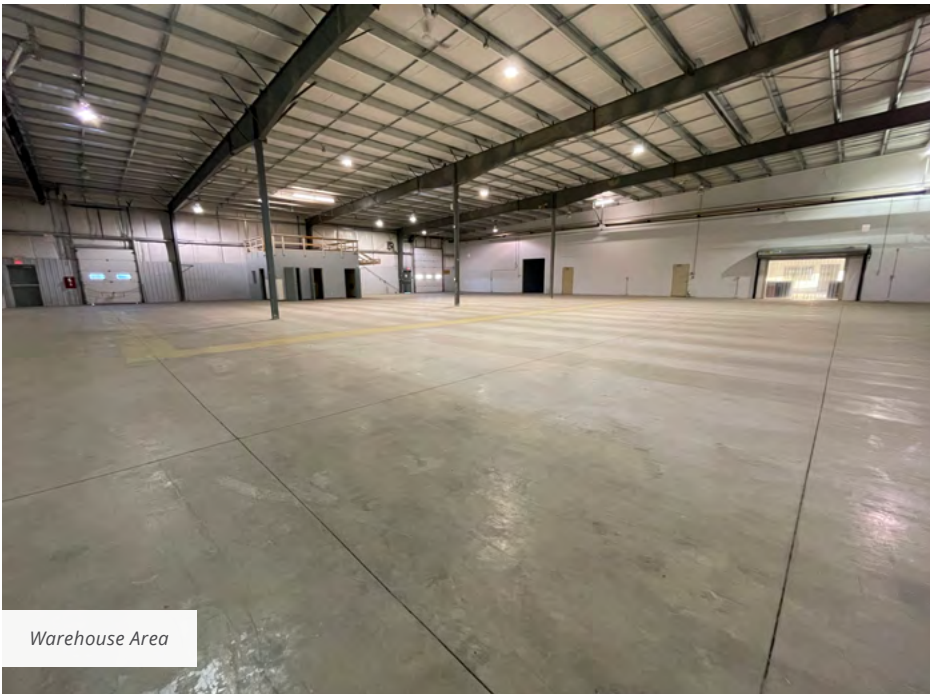
Office Area



Warehouse Area



Warehouse Sumps



Warehouse Area



Dock Loading



Warehouse Area



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