



Asking Lease Rate:

\$11.00
PSF

Blair McArthur

Vice President

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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

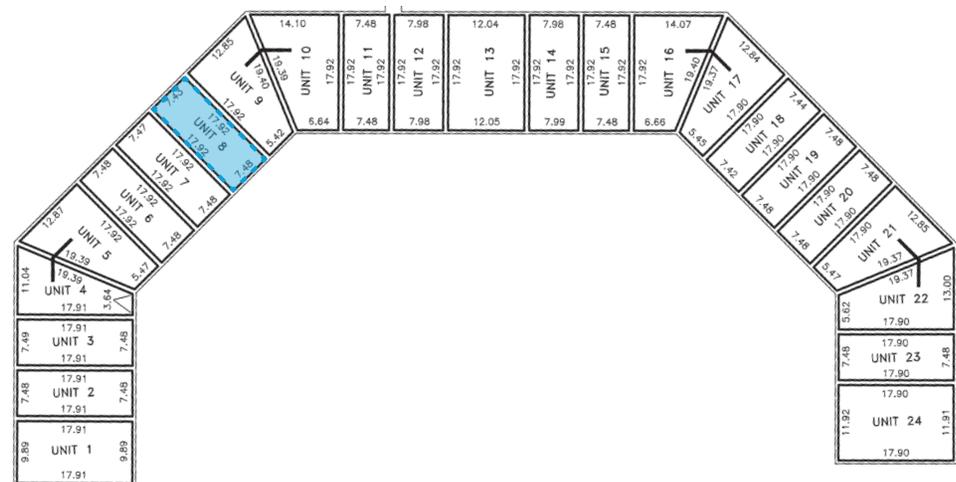
- Radiant tube heating
- Great clear height
- Florescent lighting



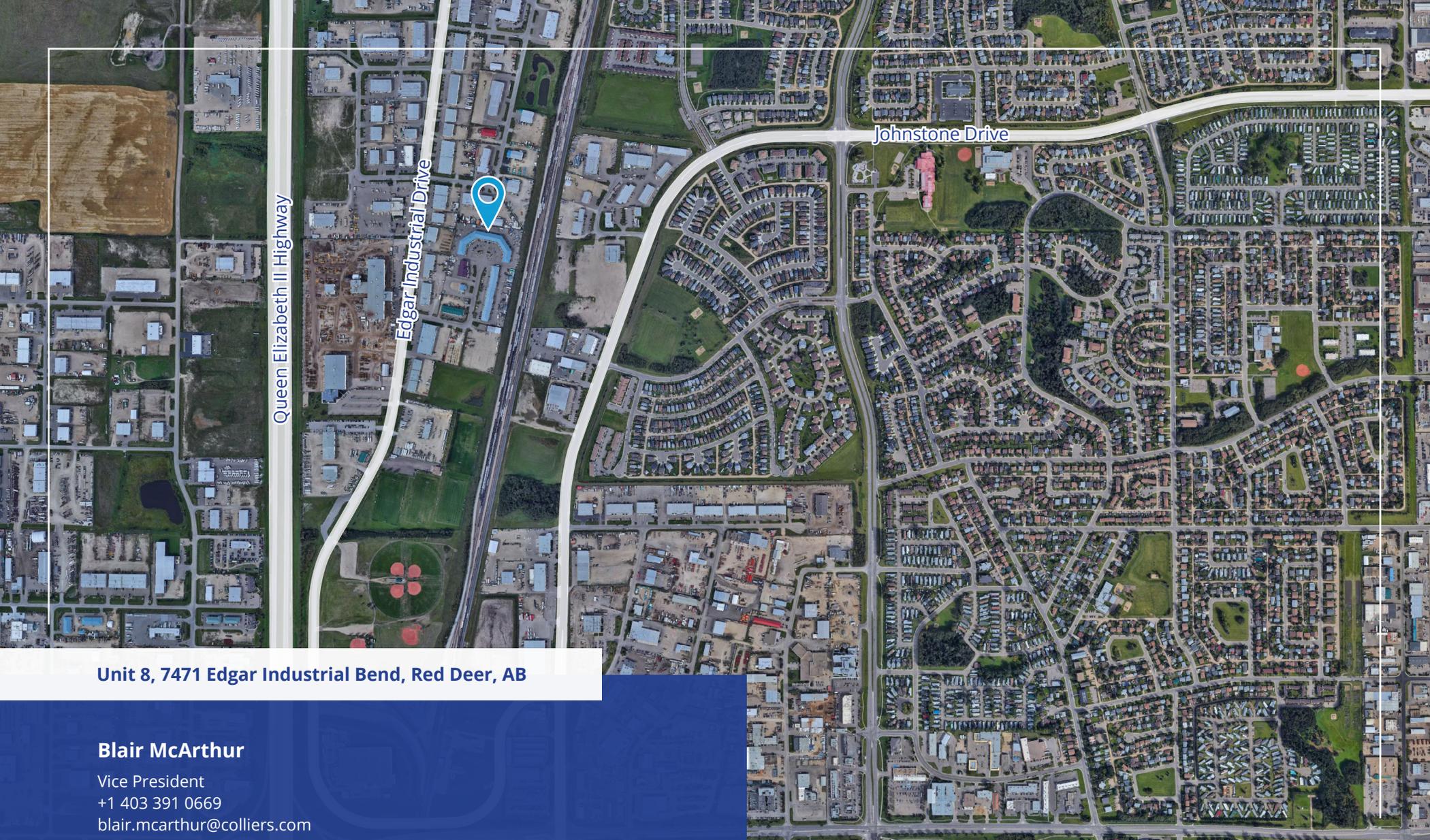
Ample parking on site



Ideal location in Edgar Industrial







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