



# FOR LEASE

7932 EDGAR INDUSTRIAL WAY, RED DEER, AB



**SALOMONS**  
COMMERCIAL

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#### **LOCATION**

Edgar Industrial Park



#### **LEASE RATE**

Base Rent: \$14.00 PSF  
NNN: TBV



#### **ZONING**

I1 - Light Industrial



#### **LEGAL DESCRIPTION**

Plan 0028337335, Block 7, Lot 8



#### **POSSESSION**

April 15, 2024



#### **BUILDING SIZE**

13,584 SF

## PROPERTY DETAILS

13,584 SF freestanding industrial building on 1 acre, located in the Edgar Industrial Park. Building showcases a minimal office, large shop, storage mezzanine and cold storage quonset. Shop is a drive thru, approximately 200' long by 60' wide, with an additional overhead door on the side.

Conveniently location allows for quick access to major transportation routes, including: Highway 11A, Highway 11 and the QEII.

# About the Property

## PARCEL SIZE

1.00 Acre

## LOADING

(1) 14' x 16' Overhead Door

(1) 20' x 18' Drive Thru

## HVAC

Radiant Heat

## LIGHTING

LED

## CEILING HEIGHT

22' at high point and 18' low eave

## DRAINAGE

Double Compartment

## YEAR BUILT

2000

## CRANE

(1) 5-Ton with 14'6" hook height, clear span across entire shop

## YARD

Fenced, paved, and partially graveled

## PARKING

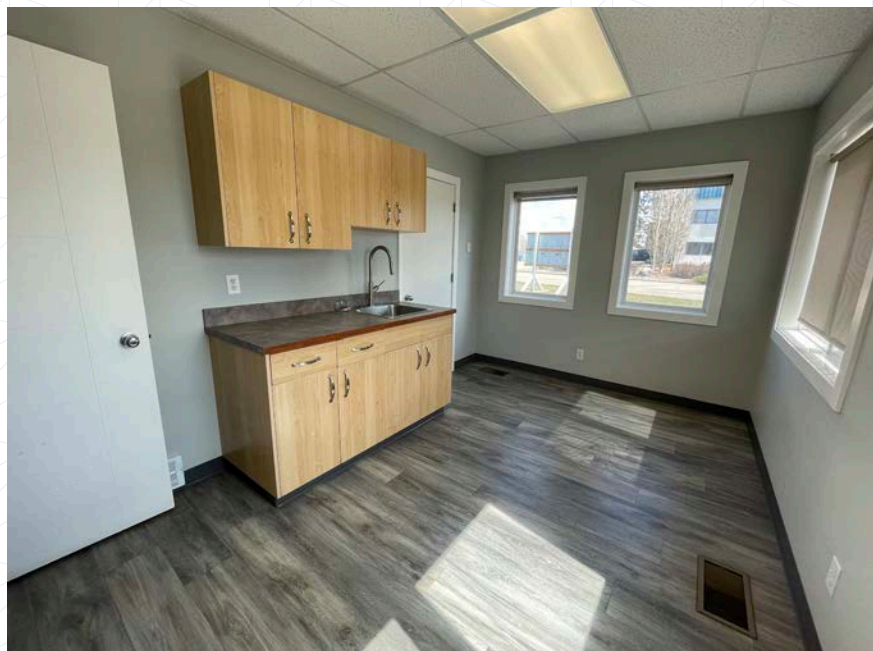
Fully Paved

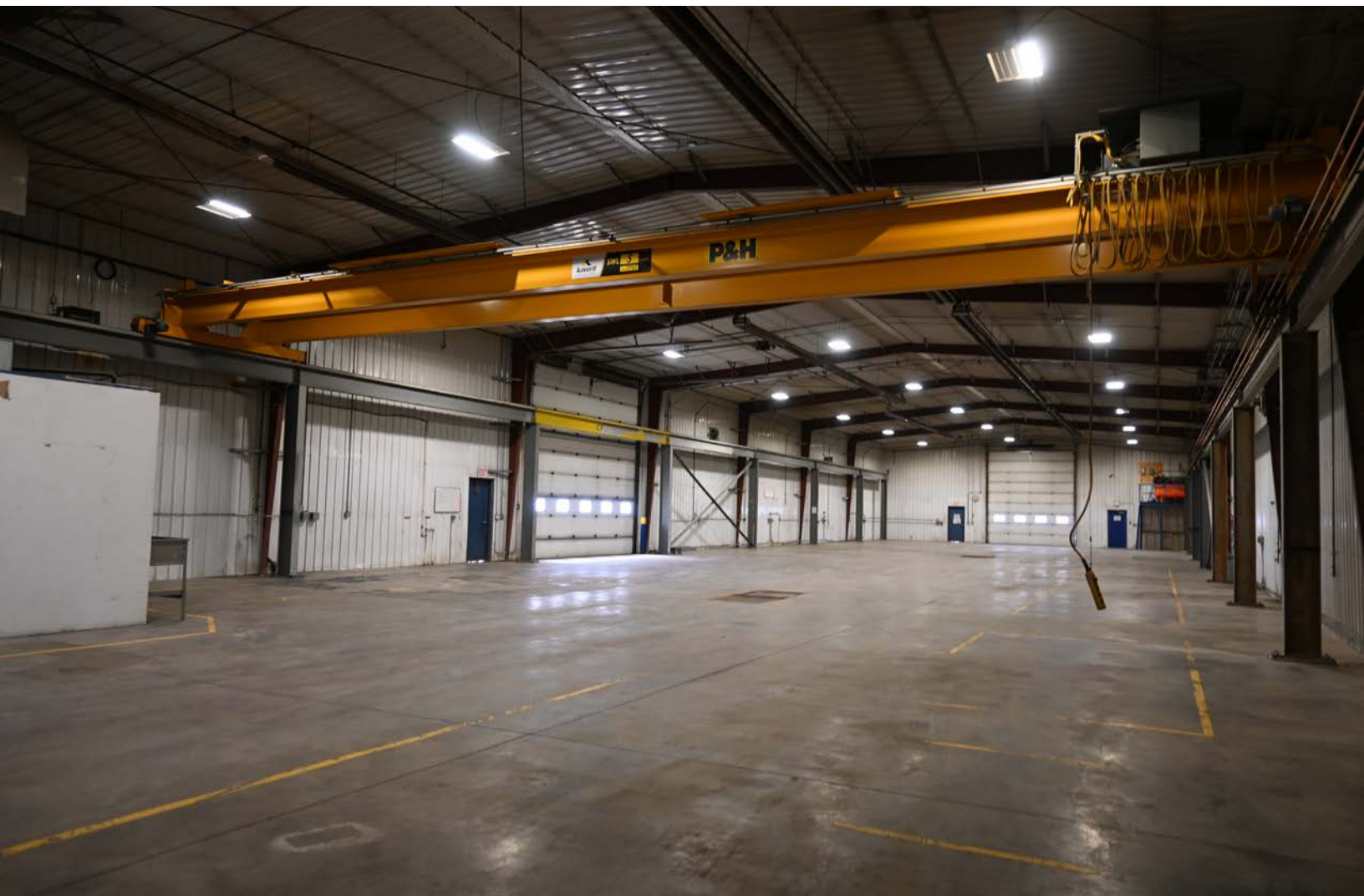
## MAIN FLOOR FEATURES

- › Reception
- › Lunchroom
- › (2) Bathrooms
- › IT Room

## MEZZANINE FEATURES

- › (2) Offices
- › Storage
- › Mechanical Room







# Central Alberta's Ambassador for Commercial Real Estate



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