



FOR LEASE

13, 7471 EDGAR INDUSTRIAL BEND
RED DEER, AB



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#103, 4315 - 55 Avenue
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About the Property

This 2,400 SF industrial condo in Edgar Industrial Park is available for immediate lease. The space is primarily open plan, featuring a demised front area and an open bay with a washroom. The shop area includes a 12' x 14' overhead door, offering convenient access for loading and storage needs.

The property includes a paved shared yard, with both common and exclusive parking available. Its location provides easy access to major highways, including Highway 11, Highway 11A, and the QEII, making it ideal for businesses requiring efficient transportation routes.

Zoned I1, the unit is suitable for a variety of industrial uses and is available for immediate possession.

LEGAL DESCRIPTION

Condo Plan 0421993, Unit 13

UNIT SIZE

2,400 SF

LOCATION

Edgar Industrial Park

ZONING

I1 - Industrial Business Service

LEASE RATE

\$10.50 PSF

ADDITIONAL RENT

\$4.27 PSF

TOTAL MONTHLY RENT

\$2,954 + GST

POSSESSION

Immediate

Unit 13

UNIT SIZE

2,400 SF

LEASE RATE

\$10.50 PSF

ADDITIONAL RENT

\$4.27 PSF

MONTHLY RENT

\$2,954 + GST

POSSESSION

Immediate

LOADING

(1) 12' x 14' Overhead Powered Door

HEATING

Radiant heating

CEILING HEIGHT

19' approx.

LIGHTING

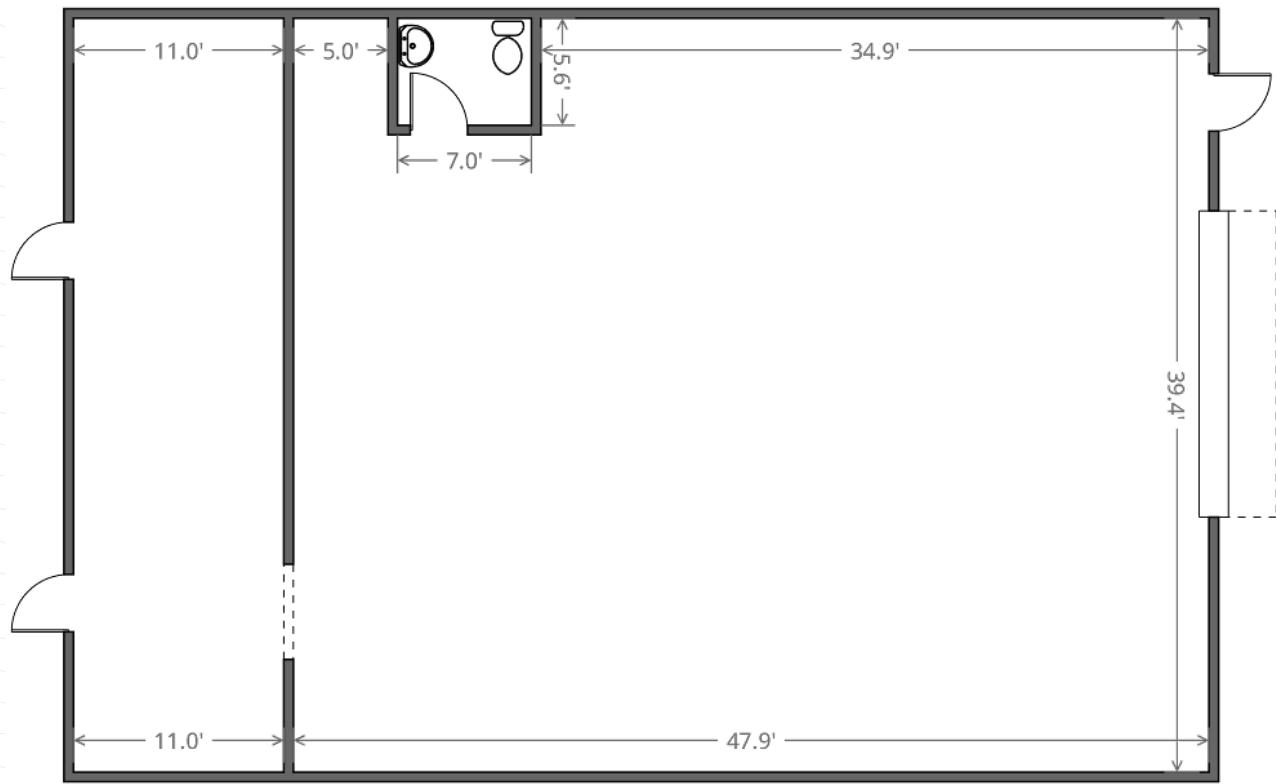
Hi-Bay

YARD

Common paved yard with a fenced compound



| Floor Plan



Compound

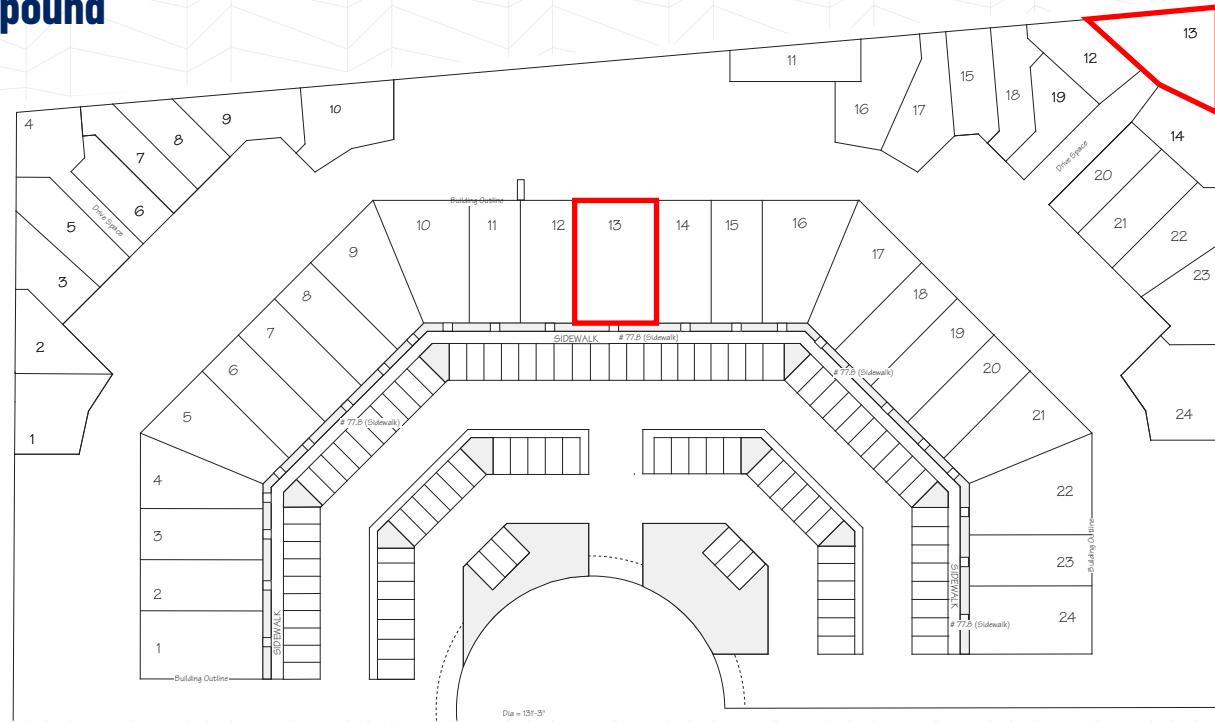


Diagram may not be accurate



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