



Lease Rate:

\$15.00 PSF

±10,080 SF

On 1.05 Acres

Blair McArthur

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Freestanding Industrial Building on 1.05 Acres For Lease

7659 Edgar Industrial Court, Red Deer, AB

Accelerating success.



Property Overview

Municipal Address	7659 Edgar Industrial Court Red Deer, AB
Location	Edgar Industrial Park
Main Office / Showroom	± 1,320 SF
Bonus Mezzanine	± 1,320 SF
Warehouse	± 8,760 SF
Total Area	± 10,080 SF
Site Size	1.05 Acres
Year Built	2006
Zoning	I1 - Industrial (Business Service)
Ceiling Height	22' Clear
Loading	6 OH Loading (14' x 16') 2 Drive-Thru 2 Drive-In Bays
Power	400A, 240V (TBV)
Exhaust Fans	Yes
Drainage	Trench drains and dual compartment sumps
HVAC	Office: Rooftop Warehouse: Radiant Tube
Operating Costs	\$3.66 PSF (est. 2024)
Lease Rate	\$15.00 PSF
Available	Immediately

Building Features



LED Lighting



Compressed Airlines



Fully Fenced and Secured with Two Access / Egress Points



Heavy Compacted and Graveled Yard



Double Row Paved Parking in Front

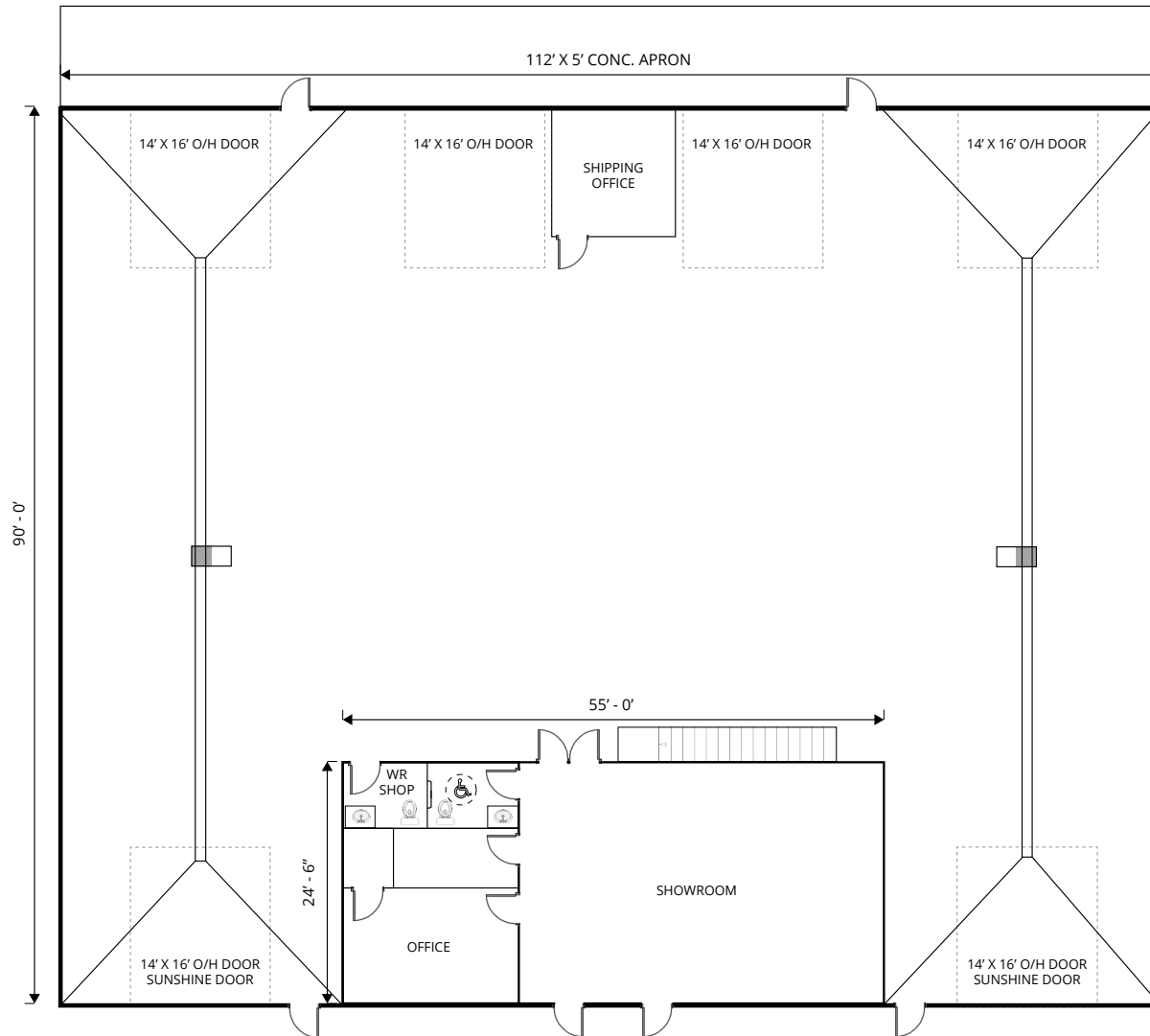


QEII Visibility

Site Plan



Floor Plan





Showroom



Drive-In Bays



Secured Yard



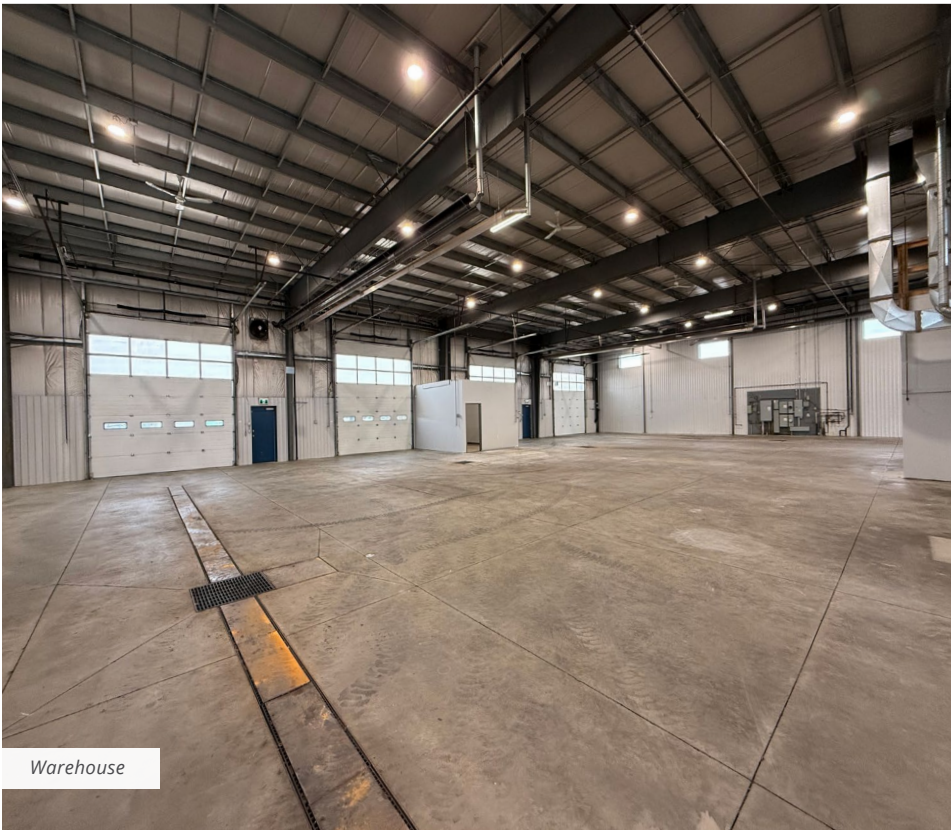
Front Office



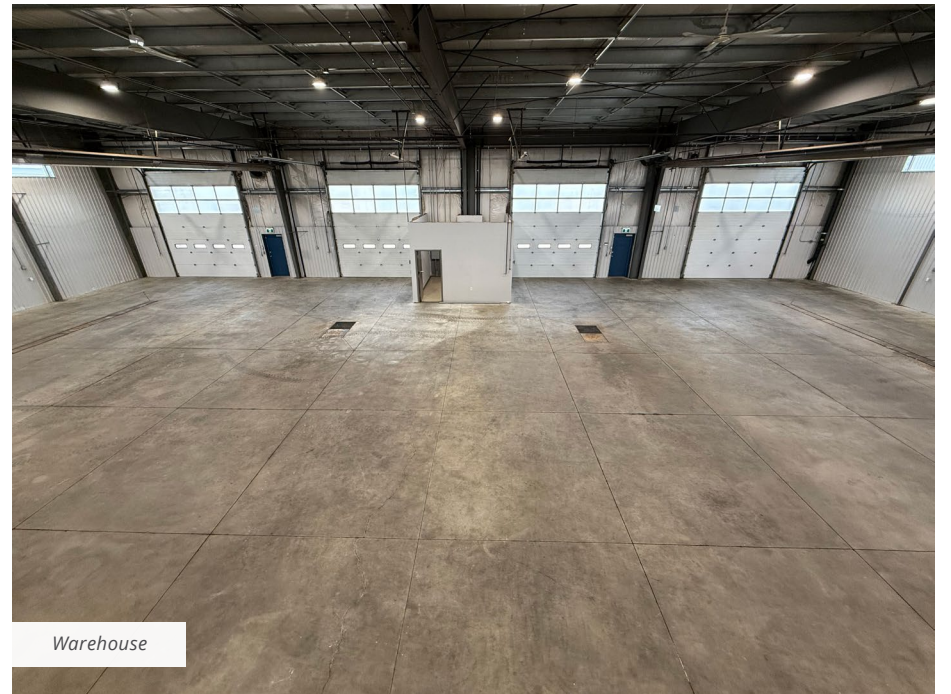
Warehouse



Shipping Office



Warehouse



Warehouse



Queen Elizabeth II Highway

Edgar Industrial Court

Edgar Industrial Drive

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