

FOR LEASE

7719 EDGAR INDUSTRIAL DRIVE
RED DEER, AB





About the Property

A versatile multi-tenant industrial building located in the established Edgar Industrial Park, with one remaining unit available.

The building is well-maintained and includes a large shared common yard, which is fully fenced. Each unit features overhead doors with sunshine panels, enhancing the workspace with natural light. Additionally, there are two rows of parking available in front of the building, catering to both tenant and visitor needs.

Strategically located, the property ensures easy access to major transportation routes including the QEII, Highway 11, Highway 2A, and Highway 11A, making it an ideal location for businesses requiring efficient logistical and commuter connections. This industrial complex is suited for various uses, providing functional spaces tailored to professional operational requirements.

LEGAL DESCRIPTION

Plan 0125151, Block 7, Lot 12

UNIT SIZE

5,638 SF

LOCATION

Edgar Industrial Park

ZONING

I1 - Industrial (Business Service) District

LEASE RATE

\$12.00 PSF

ADDITIONAL RENT

\$4.25 PSF

TOTAL MONTHLY RENT

\$6,972.15 + GST*

POSSESSION

Immediate

Unit 7

Approx half of the main floor is laid out with functional office space, reception, washrooms, etc. Fully developed mezzanine with additional large offices and boardroom.

UNIT SIZE

Footprint: 3,767 SF
Second Floor Area: 1,871 SF
Total Usable Area: 5,638 SF

LEASE RATE

Base Rent: \$12.00 PSF
NNN: \$4.25 PSF (*only based on the footprint - 3,767 SF*) *
Monthly Rent: \$6,972.15 + GST

POSSESSION

Immediate

LOADING

(1) 14' x 16' Automatic Overhead Door
(1) 14' x 20' Automatic Overhead Door

POWER

200 Amp electrical service per unit

HVAC

Radiant Heat

LIGHTING

High Bay Lighting

CEILING HEIGHT

Approx 23 - 24' at the centre

DRAINAGE

Trench Sump

YARD

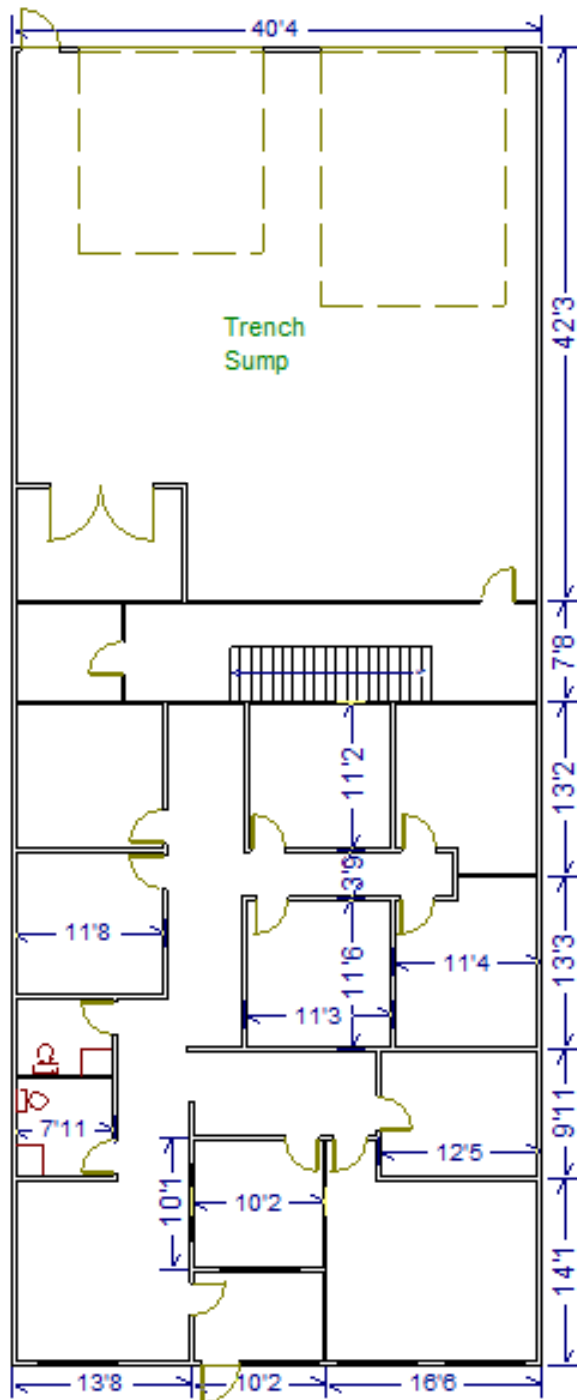
Good amount of yard area available behind the space.



Unit 7 Floor Plan



Main Floor



Second Floor

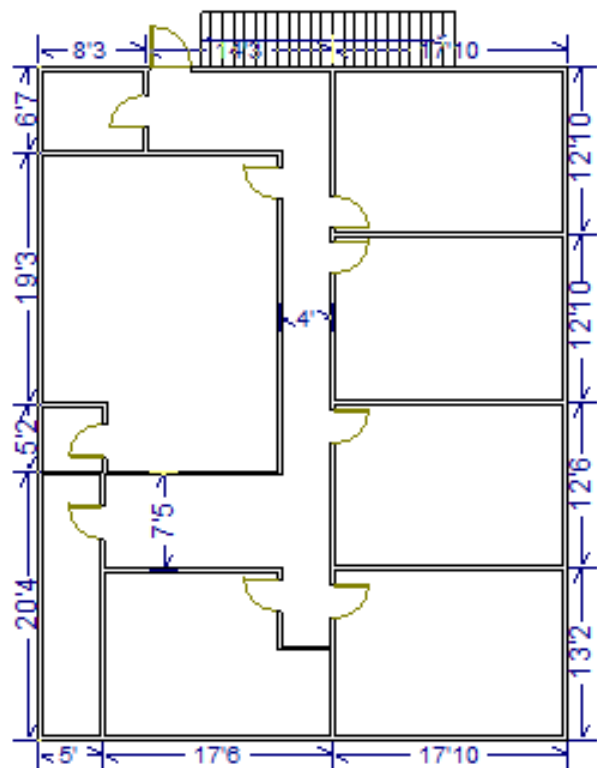


Diagram may not be accurate or to scale



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