



# FOR LEASE

7719 EDGAR INDUSTRIAL DRIVE  
RED DEER, AB



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## 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

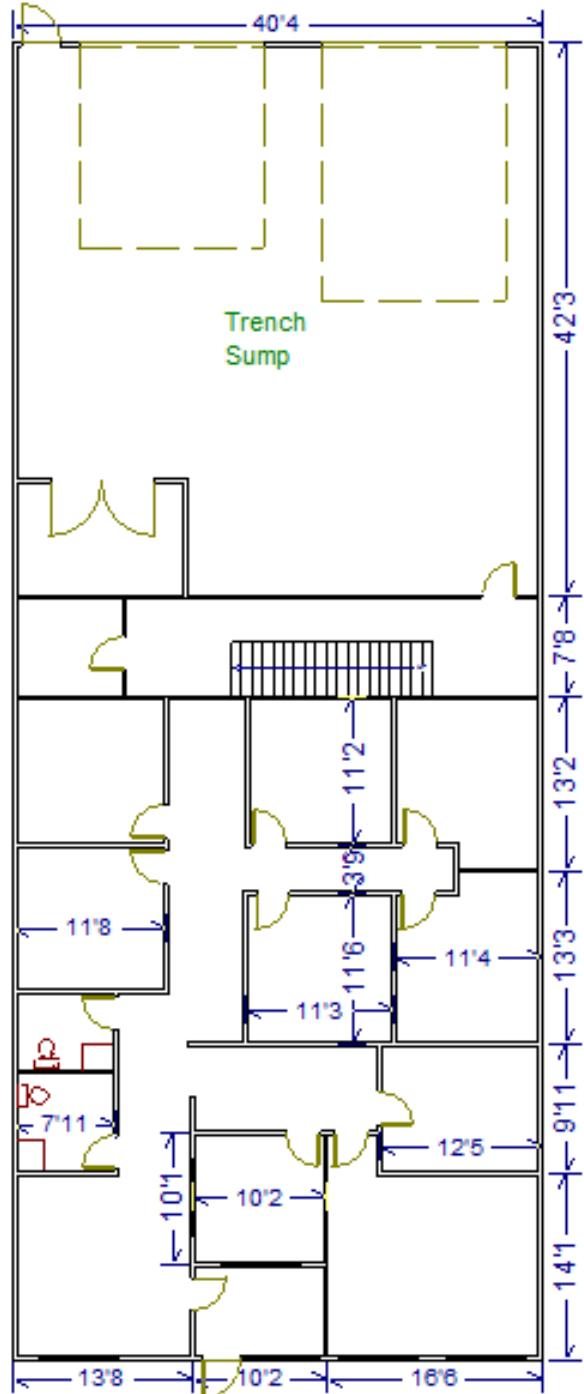
Good amount of yard area available behind the space.



# Unit 7 Floor Plan



## Main Floor



## Second Floor

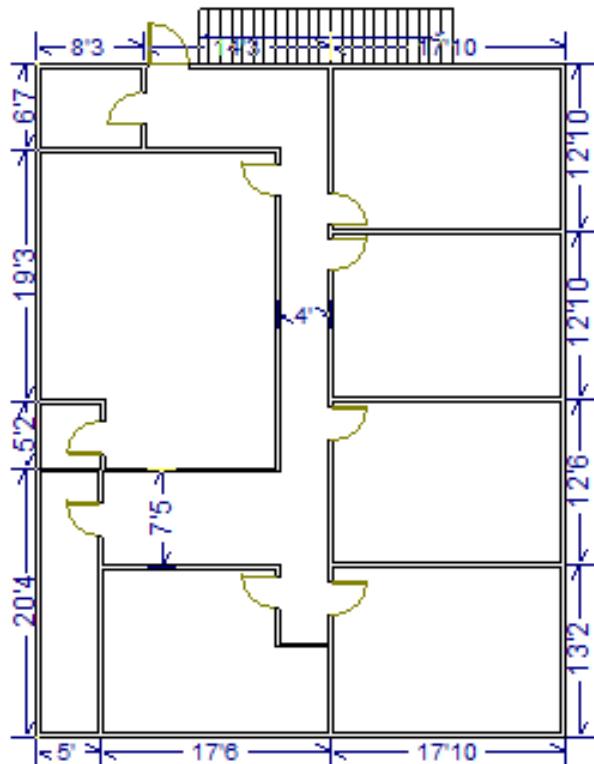


Diagram may not be accurate or to scale



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