



FOR SALE/LEASE

8080 EDGAR INDUSTRIAL CRESCENT, RED DEER, AB



LOCATION

Edgar Industrial Park



LEGAL DESCRIPTION

Plan 9722515, Block 1, Lot 7



LEASE RATE

Base Rent: \$11.75 PSF
NNN: \$2.31 PSF



SALE PRICE

\$4,375,000



ZONING

I1 - Light Industrial



***RENTABLE AREA**

28,050 SF

PROPERTY DETAILS

This single user industrial facility is well situated in Edgar Industrial Park with exposure to traffic on Highway 11A. The property location allows for convenient access to the QEII and Highway 11. Property features a 34,300 SF main building and 3,000 SF cold storage building. The shop space is functional with multiple drive-thru bays and higher than average ceiling heights. Multiple enclosed offices, boardrooms, reception area, kitchen, lunch rooms, and server room.

Features

LAND SIZE

3.06 Acres

SITE COVERAGE RATIO

21%

BUILDING SIZE

Shop Area:	19,300 SF
Receiving Warehouse:	2,500 SF
Main Floor Office:	6,250 SF
Footprint and Rentable Area Total:	28,050 SF

*NOT INCLUDED IN THE RENTABLE AREA

Cold Storage Building:	3,000 SF
North Storage Mezzanine:	735 SF
Laundry Storage Mezzanine:	750 SF
Second Floor Office:	6,250 SF

PARKING

50 Stalls

YEAR BUILT

2000

YARD

Fully gravelled and fenced

SPRINKLERS

Yes

PROPERTY TAXES

\$76,204 (2023)

LOADING

- › (4) 12' x 16' Drive Thru Bays
- › (2) 14' x 16' Drive Thru Bays
- › (2) 14' x 16' Drive In Bays
- › (1) 12' x 16' Drive In Bay
- › (1) 14' x 16' Drive Thru Wash Bay

HVAC

Radiant Tube

LIGHTING

Metal Halide

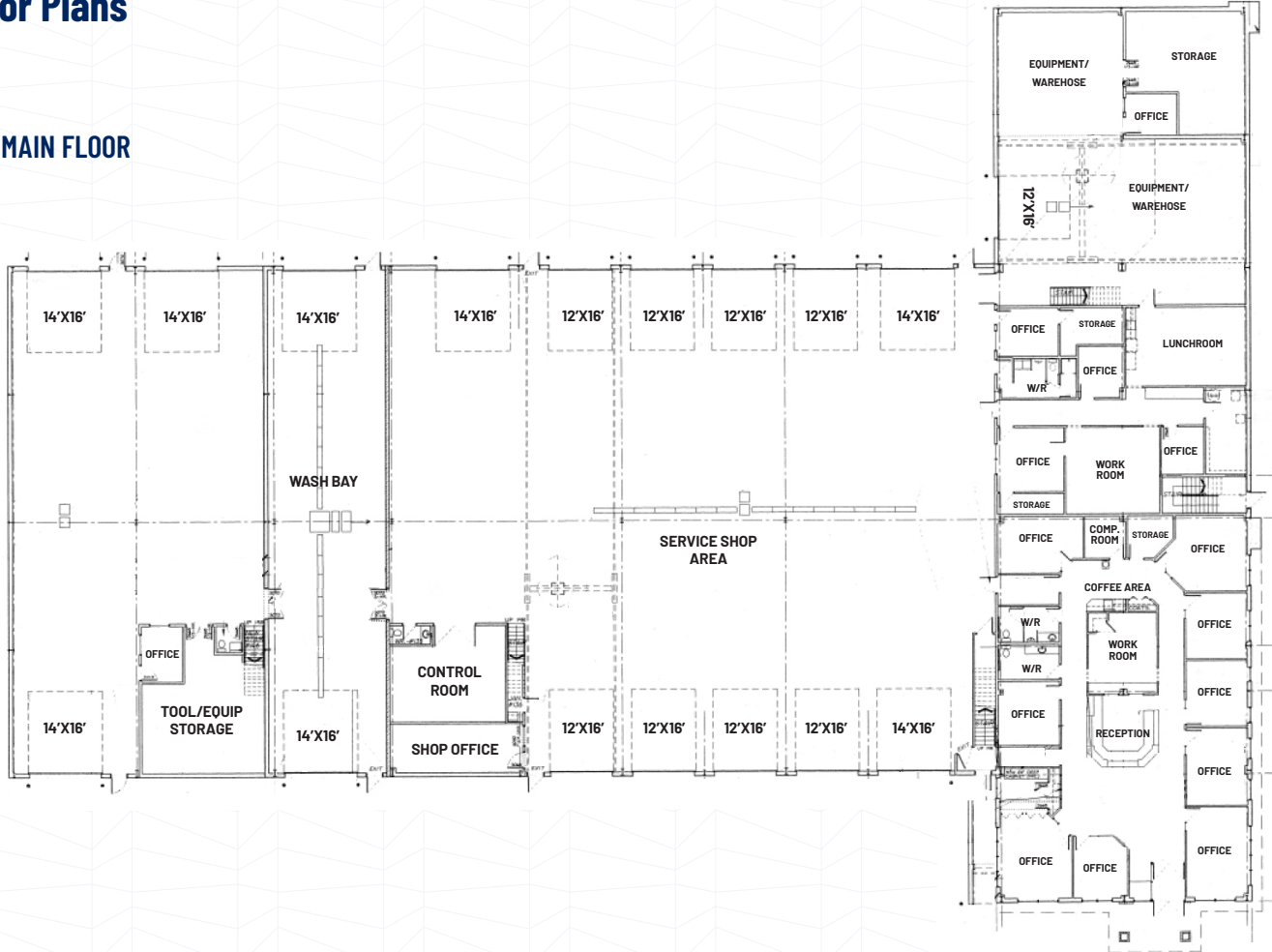
CEILING HEIGHT

22' Clear

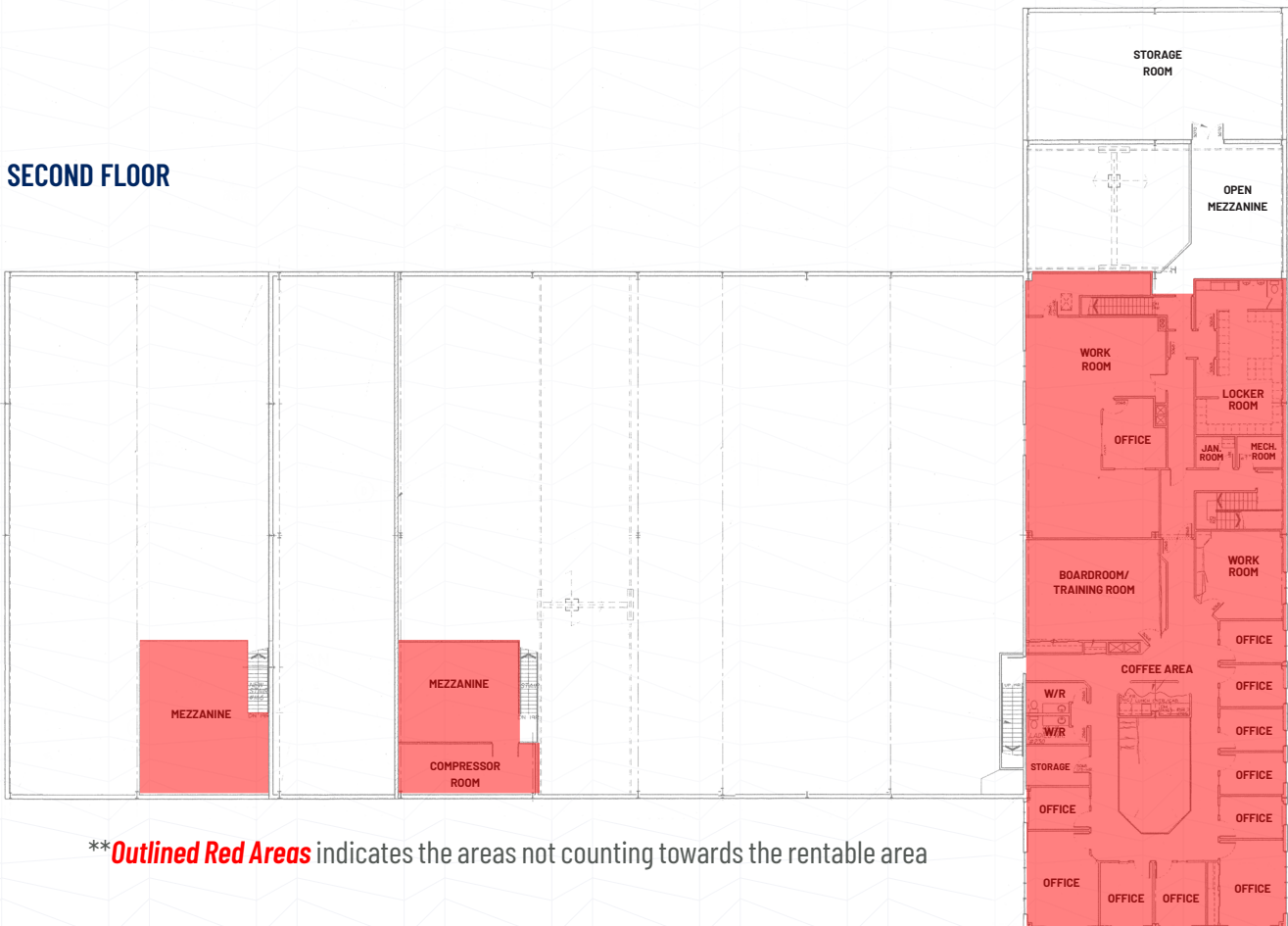


Floor Plans

MAIN FLOOR



SECOND FLOOR



****Outlined Red Areas** indicates the areas not counting towards the rentable area





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