



# FOR SUB-LEASE

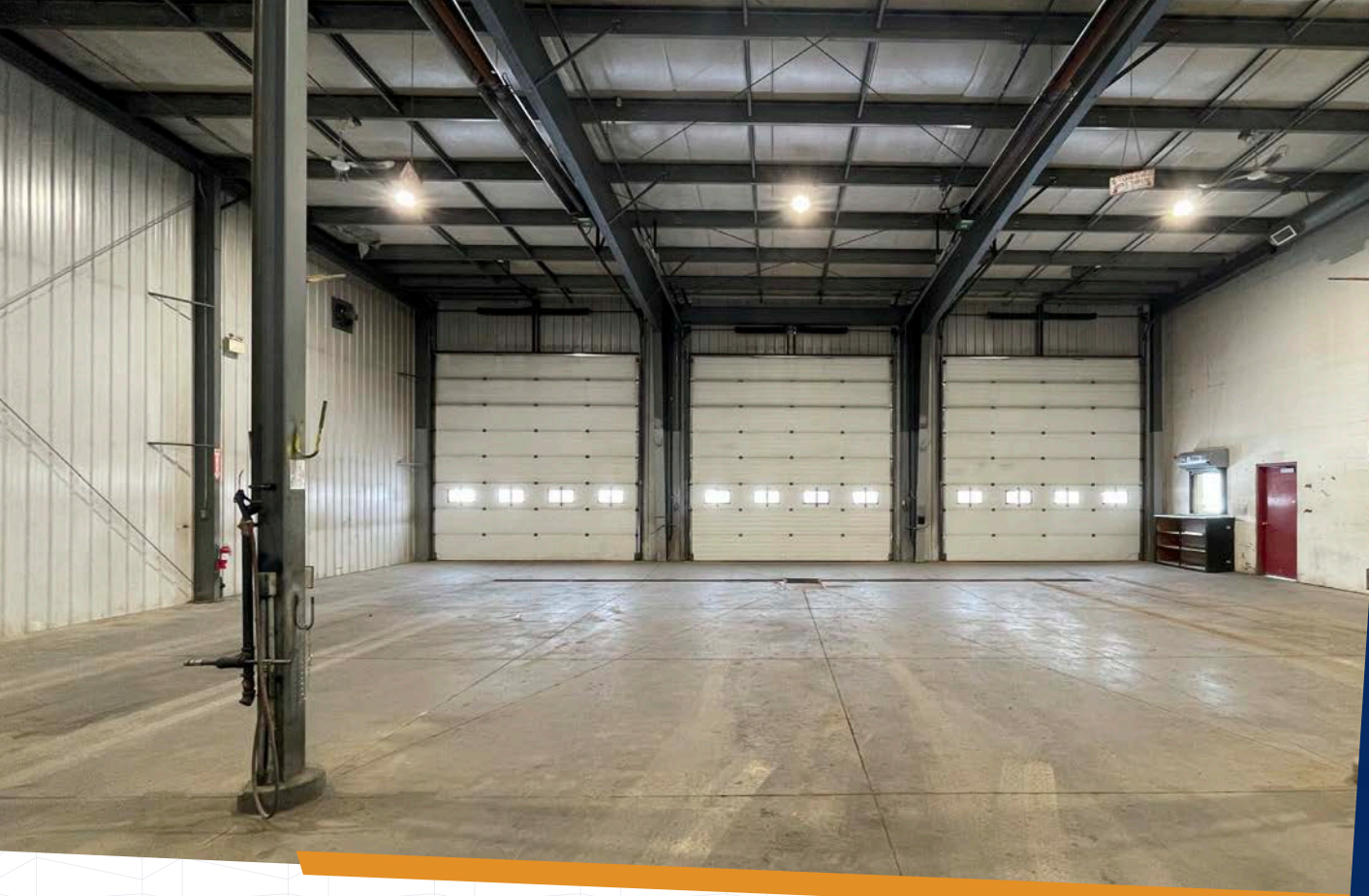
7947 EDGAR INDUSTRIAL DRIVE, RED DEER, AB



**SALOMONS**  
COMMERCIAL

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#### **LOCATION**

Edgar Industrial Park



#### **GROSS RENTAL RATE**

\$15.00 PSF  
\$7,500 Total Monthly



#### **ZONING**

I1 - Light Industrial District



#### **LEGAL DESCRIPTION**

Plan 1123263; Block 1, Lot 20A



#### **POSSESSION**

Immediate



#### **UNIT SIZE**

6,000 SF

## PROPERTY DETAILS

6,000 SF light industrial unit with minimal office available for sub lease in Edgar Industrial Park. Unit is comprised of a separate front entrance that has potential for a small waiting area/reception with a washroom located in the shop and a kitchenette upstairs, which can be made into an additional work area. Shop area has been well maintained and equipped with (3) drive thru bays and a shared graveled yard. Available for immediate possession.

## FEATURES

### DIMENSIONS:

Warehouse: 60" W x 100" D

### YARD AREA:

Proportionate Share

### LOADING:

(3) Drive Thru Bays  
(6) 16'x16' Drive Thru Bays

### POWER:

203V

### DRAINAGE:

Trench Sump

### HVAC:

Compressed Air, Radiant Heat

### LIGHTING:

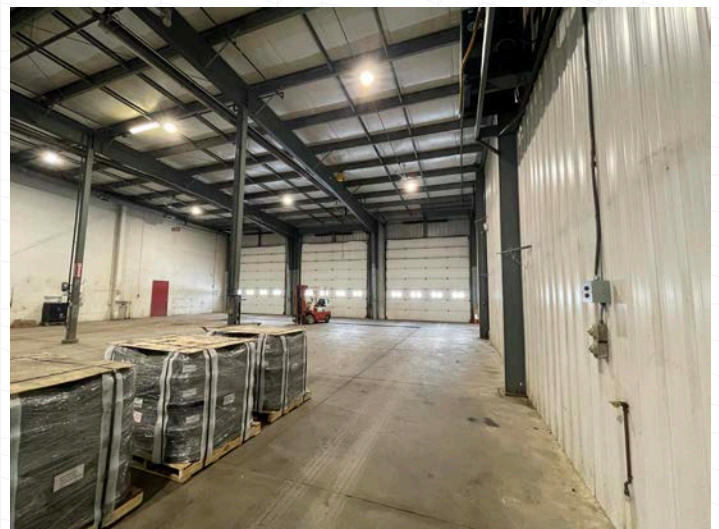
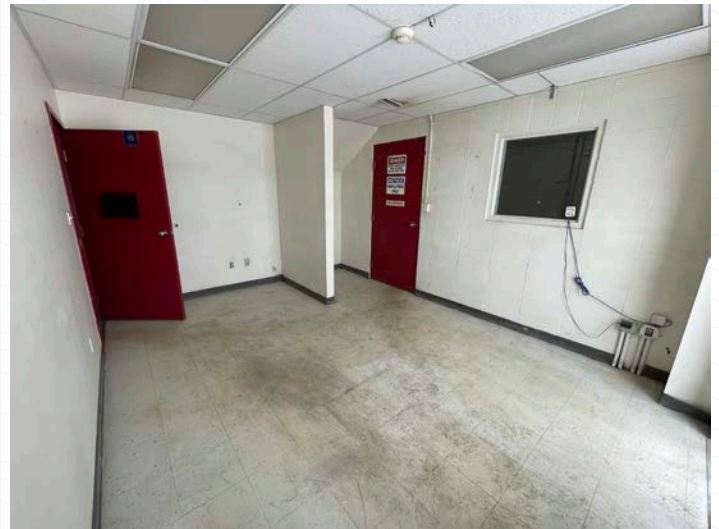
High Bay

### YARD:

Fully fenced with compacted gravel, available to split yard

### CEILING HEIGHT:

22'





## Central Alberta's Ambassador for Commercial Real Estate



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