



Lease Rate:

\$12.50 PSF

±7,200 SF

On 0.75 Acres

Blair McArthur

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Freestanding Industrial Building on 0.75 Acres For Lease

8109 Edgar Industrial Drive, Red Deer, AB

Accelerating success.



Property Overview

Municipal Address	8109 Edgar Industrial Drive Red Deer, AB
Location	Edgar Industrial Park
Main Office	± 2,080 SF
2nd Floor Office/Mezz	± 2,000 SF
Warehouse	± 3,120 SF
Total Area	± 7,200 SF
Site Size	0.75 Acres
Ceiling Height	20' Clear
Loading	2 Drive-In (12'x14')
Power	200A, 120/208V (TBV)
Lighting	T5
HVAC	Office - Rooftop units Warehouse - Radiant tube
Drainage	Double Compartment Sump
Op. Costs	\$3.35 PSF (Est 2023)
Lease Rate	\$12.50 PSF
Available	Immediately

Building Features



2 Drive-In's, 65' Deep Bays



Direct Edgar Industrial Drive Exposure



Recently Renovated Exterior & Interior



Building & Pylon Signage Available



Secured Yard Area With Power Gate



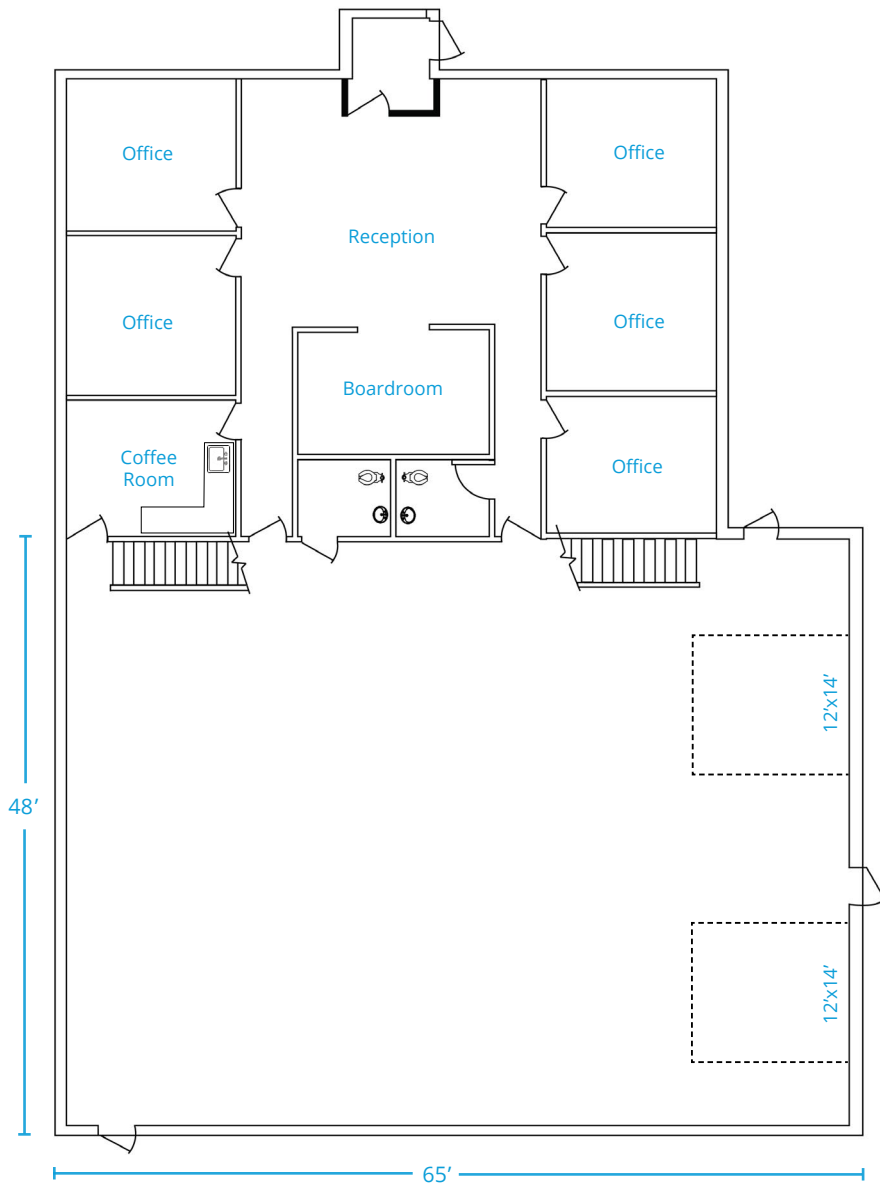
Quick access to HWY 11A and QEII

Site Plan

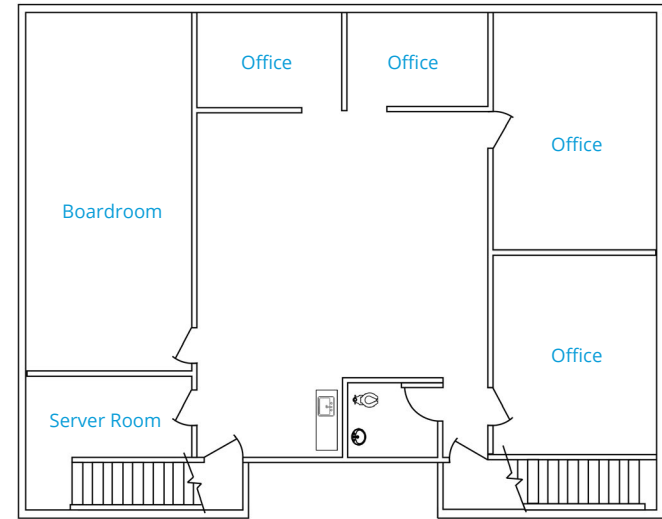


Floor Plans

Main Floor



Second Floor





Site Aerial



Loading Doors



Secured Yard & Power Gate



Exterior



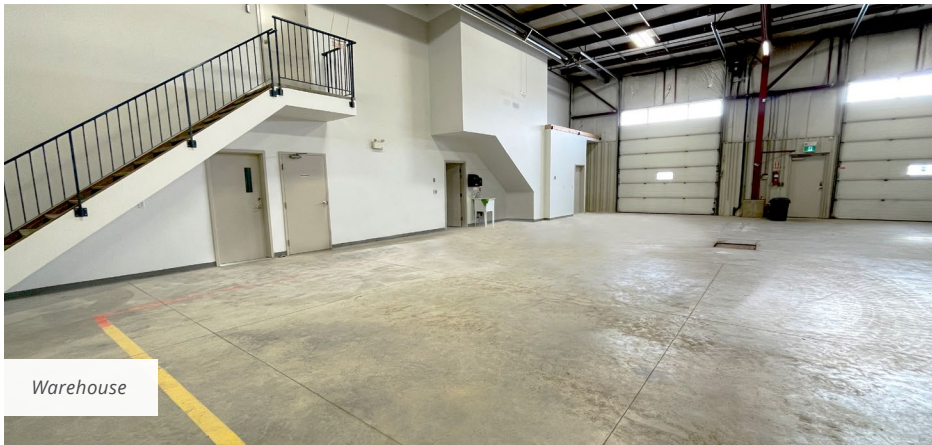
Boardroom



Reception Area



Kitchenette



Warehouse



Typical Office



Highway 11A

Taylor Drive

Edgar Industrial Drive

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