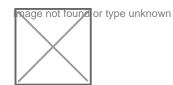


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8045 EDGAR INDUSTRIAL CRESCENT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Red Deer, Alberta Listing ID: 31311

MLS ID:

A2239084



△ MIKE GAIT

(403) 302-9101

□ Century 21 Maximum

587-272-0221

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8045 EDGAR INDUSTRIAL Crescent , Red Deer , Alberta T4P 3S2

Transaction Type

For Lease

Lease Amount

11.00

Building Type

Free-Standing, Manufacturing, Street Level Storefront, Warehouse

Property Type Commercial

Building Area (Sq. Ft.)

16120.00

Roof Metal

Heating

Combination,Overhead Heater(s),Forced Air,Natural

Gas, Radiant

Reports

Building Plans

Title

Fee Simple

Lease Frequency

Annually

Year Built

2001

Property Sub Type

Warehouse

Building Area (Sq. M.)

1497.58

Foundation

Slab

Inclusions

N/A

Days On Market

126

Subdivision

Edgar Industrial Park

Structure Type

Industrial

Legal Plan

0421104

Construction Type

Metal Frame, Metal Siding

Electric

Single Phase

Restrictions

None Known

Located in the well-established Edgar Industrial Park, this 16,120 square foot industrial building offers a flexible layout ideal for warehousing, distribution, or light manufacturing. The property features two dock-level loading bays and two separate grade-level overhead doors, allowing for efficient shipping, receiving, and internal logistics. A fully paved and secured yard provides additional exterior functionality for storage and circulation. The interior includes five private offices and a reception area, with potential to incorporate a showroom depending on user requirements. Positioned with excellent access to major transportation routes, this property supports both local and regional logistics needs. Lease is structured as triple net, with additional rent estimated at \$3.41 per square foot.

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