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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

**\$11**



 **MIKE GAIT**  
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8045 EDGAR INDUSTRIAL Crescent , Red Deer , Alberta T4P 3S2

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Lease Amount</b> 11.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Edgar Industrial Park	<b>Building Type</b> Free-Standing,Manufacturing,Street Level Storefront,Warehouse
<b>Year Built</b> 2001	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Warehouse	<b>Legal Plan</b> 0421104	<b>Building Area (Sq. Ft.)</b> 16120.00
<b>Building Area (Sq. M.)</b> 1497.58	<b>Construction Type</b> Metal Frame,Metal Siding	<b>Roof</b> Metal
<b>Foundation</b> Slab	<b>Heating</b> Combination,Overhead Heater(s),Forced Air,Natural Gas,Radiant	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Building Plans	

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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