

# FOR SUBLEASE



## 8038 Edgar Industrial Crescent | Red Deer, AB

7,091 square feet on 2.99 acres



Drive-Thru  
Doors



3 TON & 5 TON  
overhead bridge



Attached  
Storage Tent

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# PROPERTY DETAILS

## DISTRICT:

Edgar Industrial Park

## LEGAL DESCRIPTION:

Plan 1211094, Block 3, Lot 7

## SITE SIZE:

2.99 acres

## ZONING:

I1 (Industrial)

## AVAILABLE AREA:

Office: 3,218 sq. ft.

Shop: 3,873 sq. ft.

Total: 7,091 sq. ft.

## RENT FREE AREA:

Tent Storage: 1,958 sq. ft.

## NET SUBLEASE RATE:

\$18.95 per sq. ft. per annum

## OPERATING COSTS:

\$8.22 per sq. ft. per annum (for 2024)

## YEAR BUILT:

1998

## AVAILABLE:

Immediate

## HEATING/HVAC:

Infrared Tube Heaters

## LIGHTING:

LED lighting

## CRANE:

3 TON overhead bridge crane

5 TON overhead bridge crane

## HOOK HEIGHT:

19' clear

## CEILING HEIGHT:

26' clear

## LOADING:

4 - 16' x 20' drive-in doors

(Drive thru capability)

## POWER:

400 amps, 347/600 volt, 3 phase



## BUILDING AMENITIES:

- » Hotsy pressure washer
- » Air compressor
- » Skid plates
- » Sump & Trench drains
- » Make-up air system in place

## STORAGE TENT:

- » Electrical distribution
- » LED lights
- » 1 - 10' x 10' drive-in door

# FLOOR PLAN



COMPLETE GBA = 9,049.6 SQ.FT.

ROLLUP  
DOOR

CORRIDOR  
AREA=  
120.1 SQ.FT.

ROOF  
ACCESS  
LADDER

QUONSET  
AREA=1,838.4 SQ.FT.  
HP=17'-3 5/8"

SHOP  
28'-9 5/8" TO US OF ROOF

LUNCH/  
KITCHEN  
C=8'-3 3/4"

WOMEN

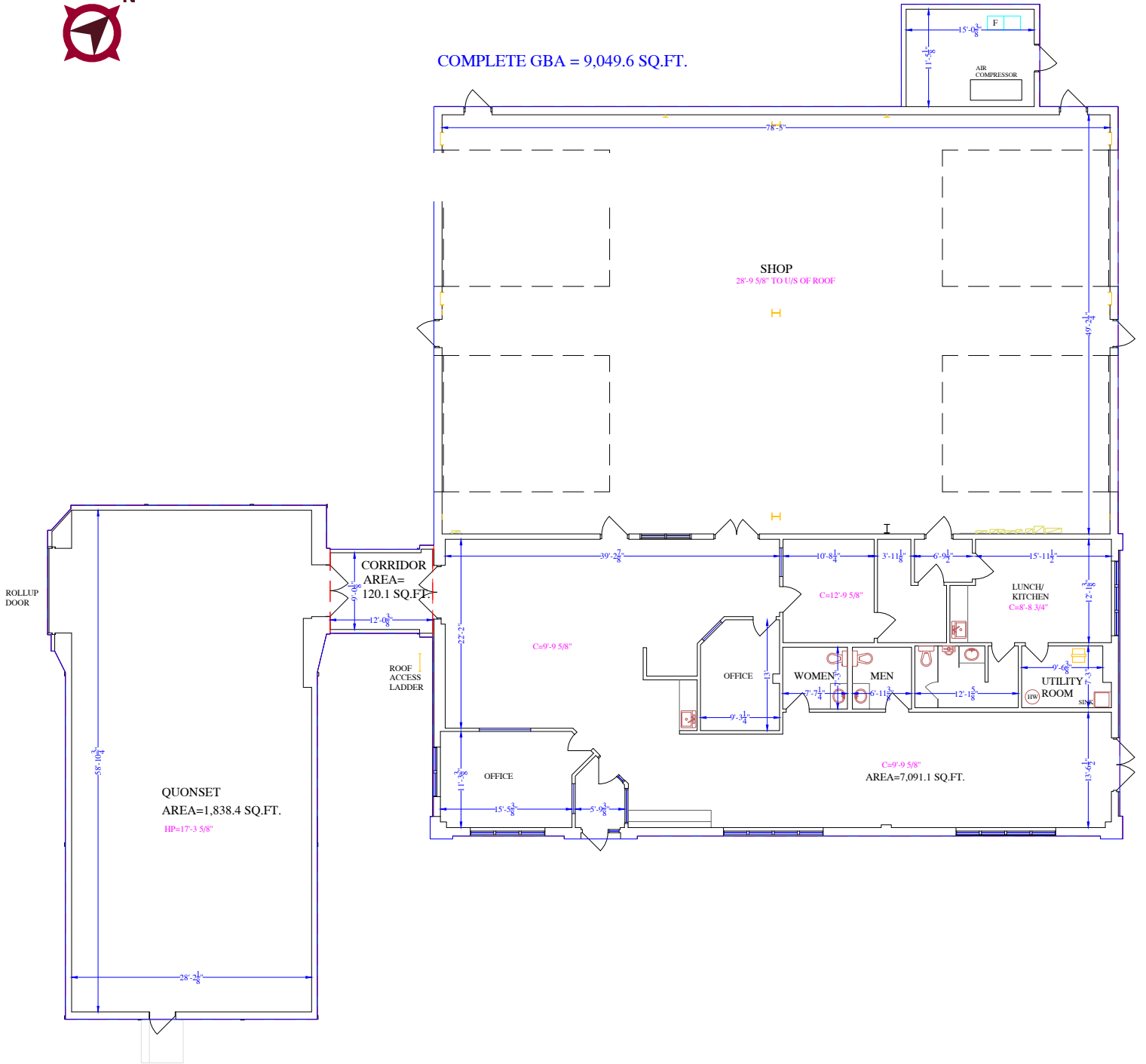
MEN

UTILITY  
ROOM  
(H) SINK

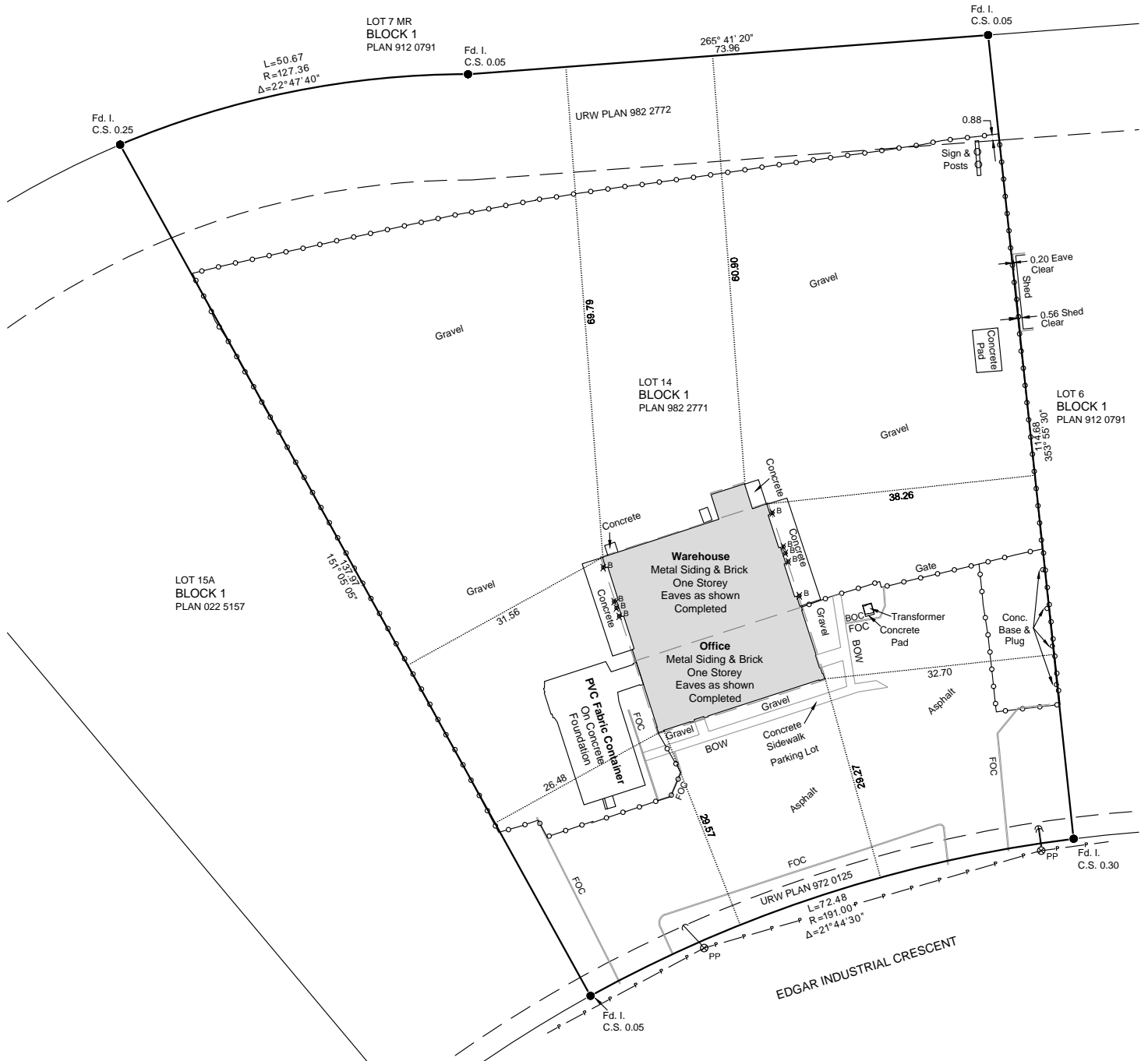
C=9'-9 5/8"

C=12'-9 5/8"

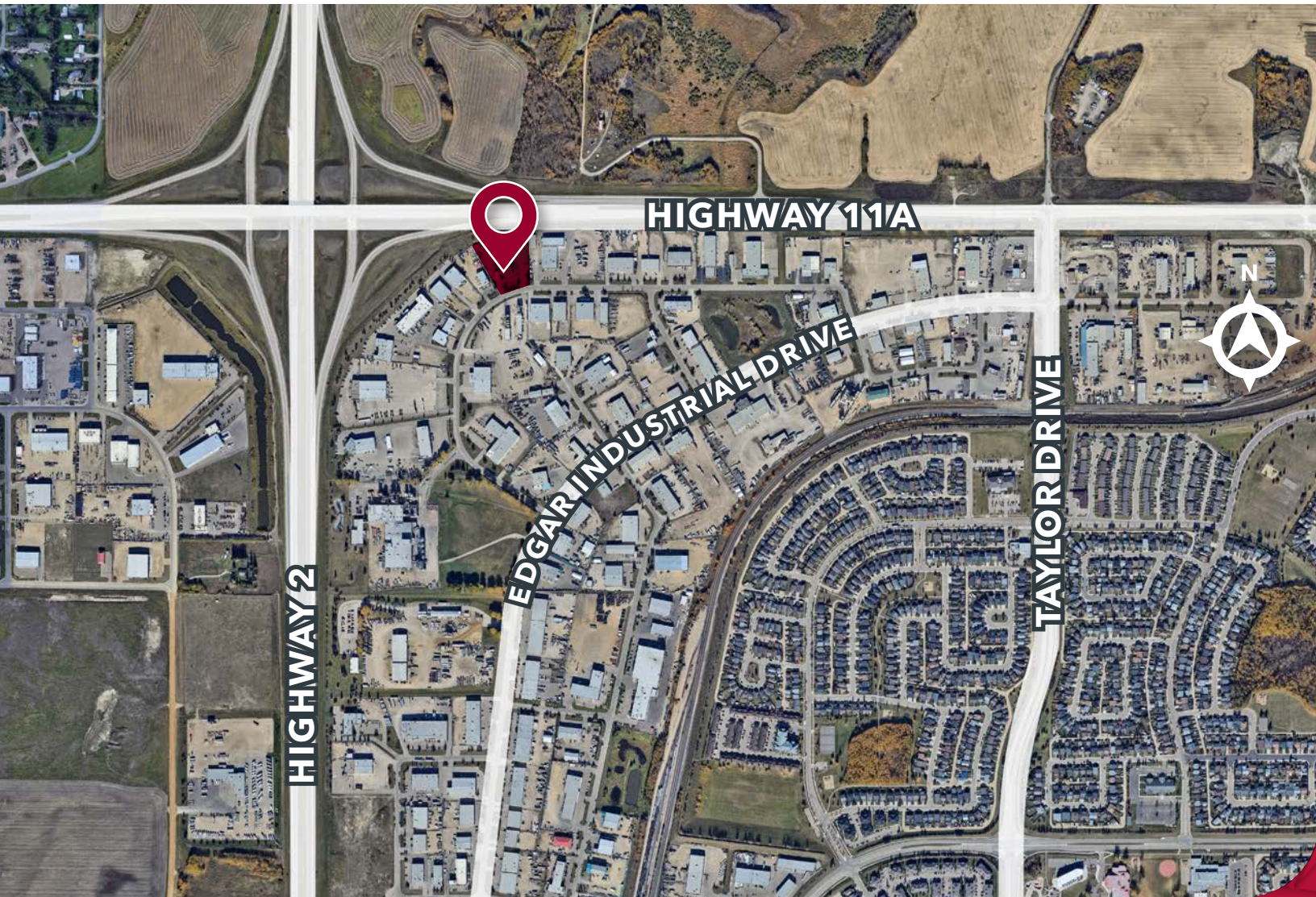
AREA=7,091.1 SQ.FT.  
C=9'-9 5/8"



# SITE PLAN



# LOCATION



## CONTACT US



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