

FOR LEASE

7679 Edgar Industrial Court, Bay 1, Red Deer, AB
5,156 square feet



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PROPERTY DETAILS

DISTRICT:

Edgar Industrial Park

LEGAL DESCRIPTION:

Plan 0422674, Block 3, Lot 4

ZONING:

I1 (Industrial)

AVAILABLE AREA:

*Office: 1,052 sq. ft.

Shop: 4,104 sq. ft.

Total: 5,156 sq. ft.

*Over two floors

NET LEASE RATE:

\$14.00 per sq. ft. per annum

OPERATING COSTS:

\$4.35 per sq. ft. per annum (for 2024)

YEAR BUILT:

2005

AVAILABLE:

Immediately

HEATING/HVAC:

Radiant Heat

LIGHTING:

LED Upgrades Pending

CEILING HEIGHT:

25'-6" clear

LOADING:

1 - 12' x 16' drive-in door

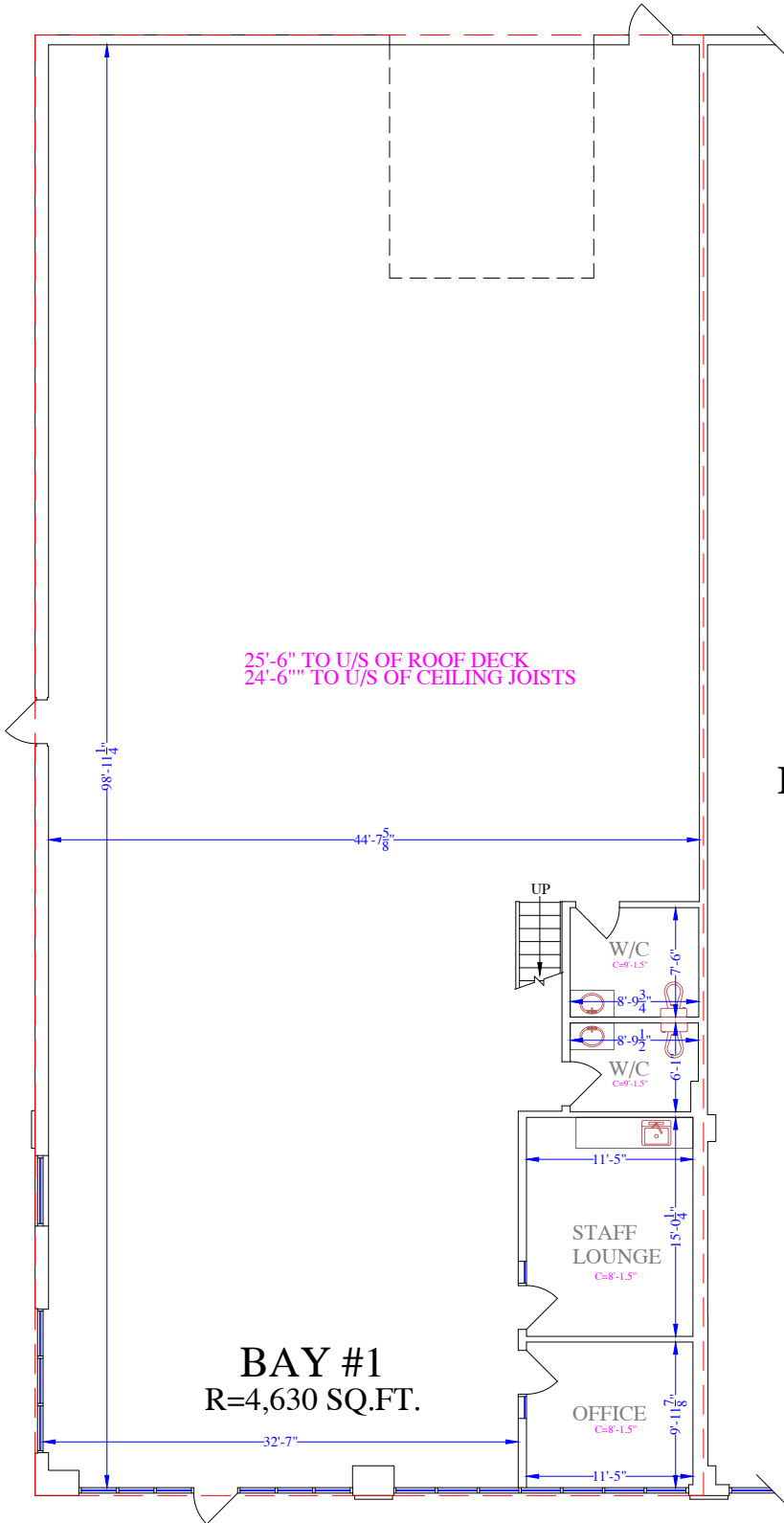
POWER:

100 amps @ 120/208 volt, 3 phase

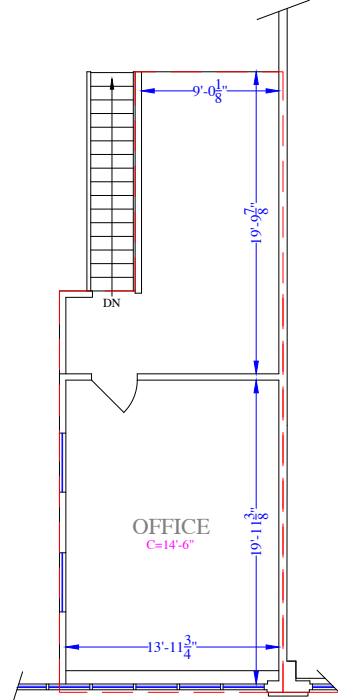
**COMMENTS:**

- » 82' X 46' gated, fenced compound
- » Two access points
- » Located in Edgar Industrial Park

FLOOR PLAN



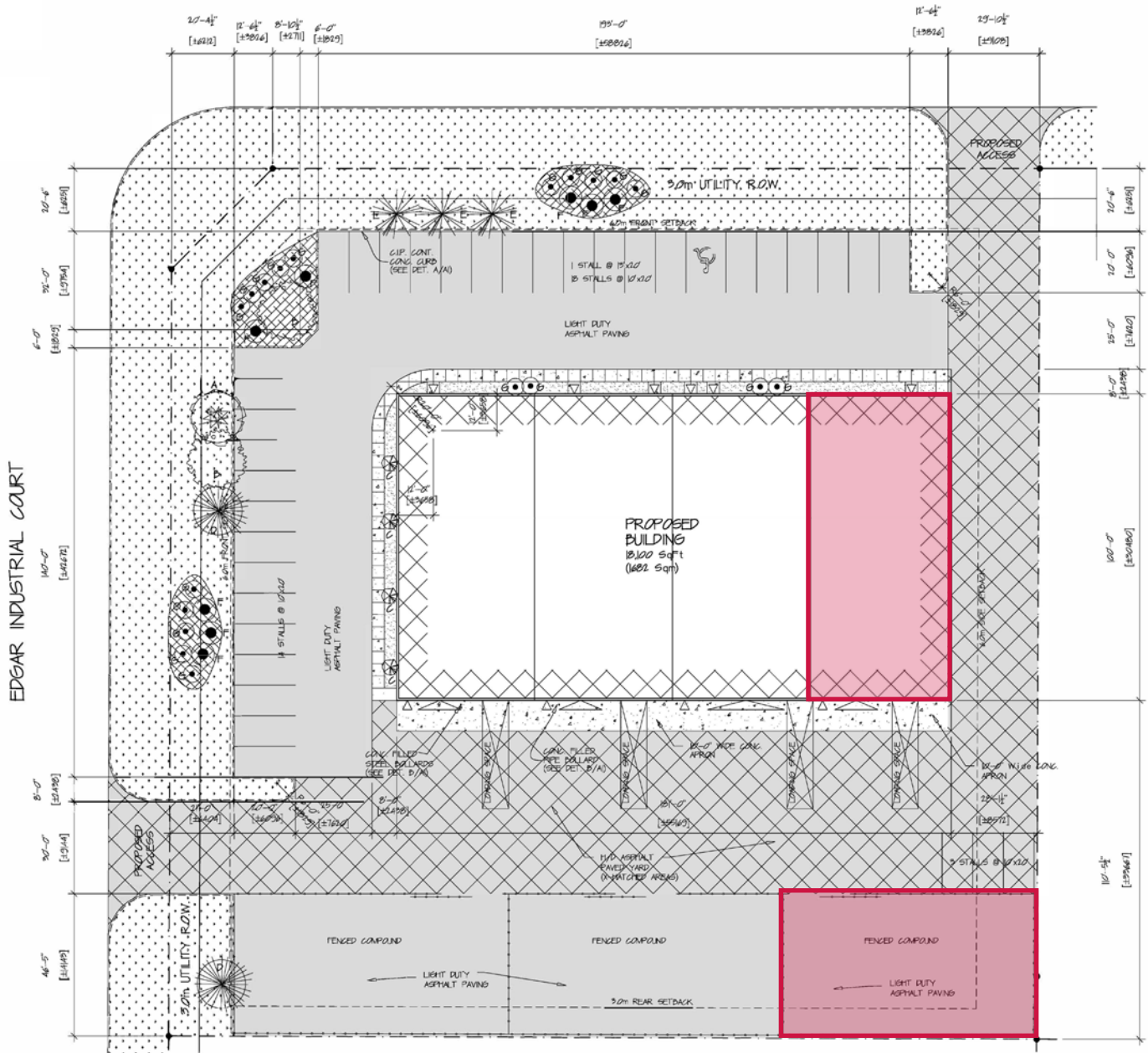
BAY #1 MEZZANINE
AREA=526.1 SQ.FT.



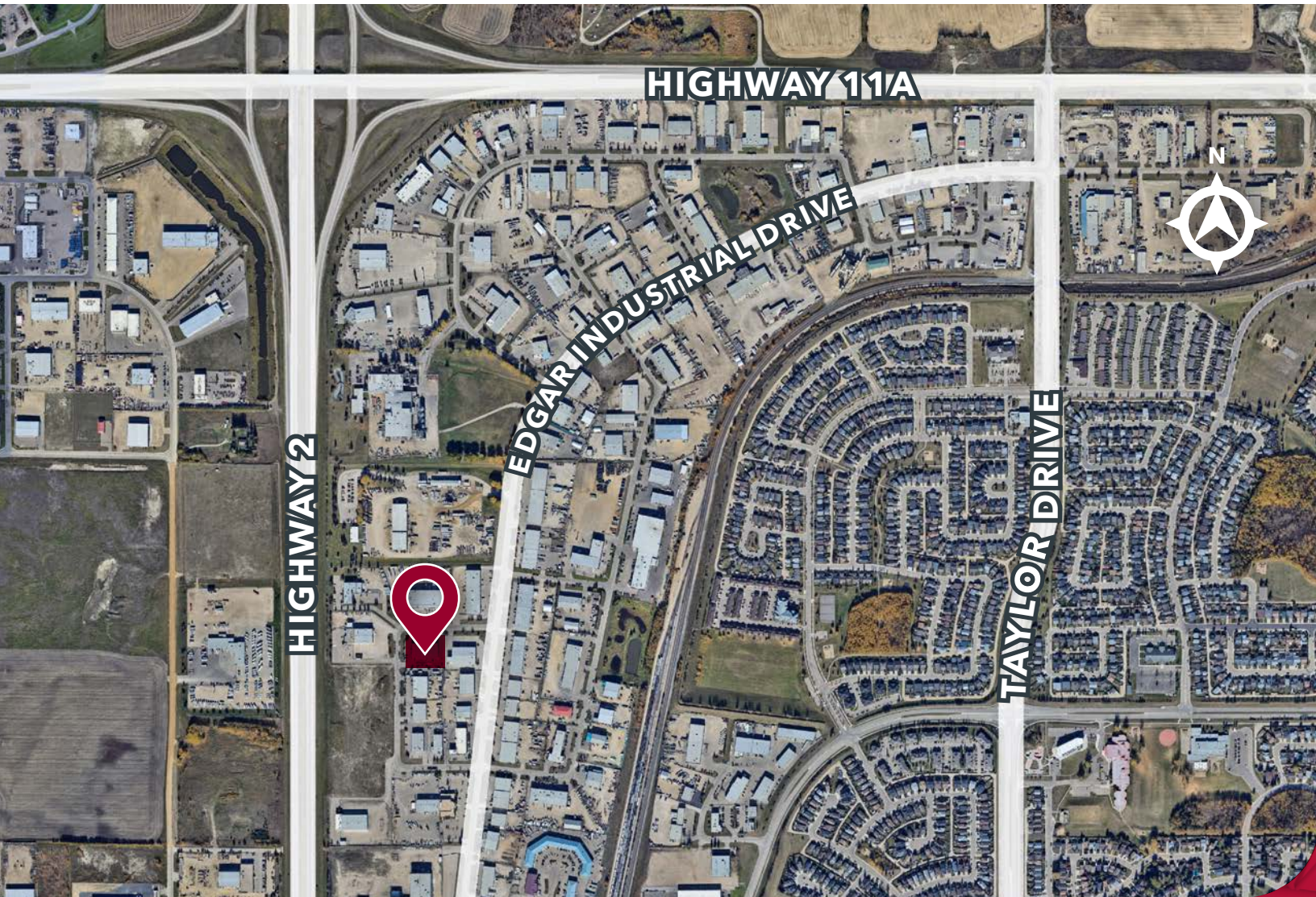
SITE PLAN



EDGAR INDUSTRIAL COURT



LOCATION



CONTACT US



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