



11, 7421 Edgar Industrial Drive
Red Deer, Alberta

MLS # A2233317



\$12 per sq.ft.

Division: Edgar Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,268 sq.ft.

Zoning: I-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.04 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

This double bay industrial condo in Red Deer's Edgar Industrial Park offers 3,268SF of functional space with immediate possession available. Positioned along Edgar Industrial Drive, the location provides convenient access to QEII, Highway 11, and Highway 11A, ensuring efficient regional connectivity. The air-conditioned office area includes three private offices, a large reception/waiting area, a lunchroom/meeting room, and a washroom. Interior finishes feature eye-catching bronze-stained concrete floors, providing a durable and polished workspace. The shop is equipped with two POWERED drive-in doors (1 - 12' x 14' & 1 - 14' x 16'), an air exhaust system, 2 x two compartment sumps, upgraded florescent lighting, a large storage mezzanine, and an additional washroom with shower. Ceiling height is approx 20' - 21'5. Tenants also benefit from access to their proportionate share of a fully graveled, fenced common yard. Zoned I1, the property accommodates a variety of industrial uses including warehousing, manufacturing, and service operations. Its functional layout and location make it well suited for businesses seeking efficient, adaptable workspace. *CRANE OPTIONS: A 1-ton jib crane and 5-ton monorail crane are available for tenant use at an additional \$1.00/SF/year. Alternatively, the landlord will remove them if not required. Current estimated NNN is \$5.00/sf.