



**GRASSROOTS**  
REALTY GROUP

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**8164 Edgar Industrial Close  
Red Deer, Alberta**

**MLS # A2263452**



**\$15 per sq.ft.**

**Division:** Edgar Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 16,387 sq.ft.

**Zoning:** I-1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 3.06 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Well-positioned in Edgar Industrial, this freestanding industrial building offers a versatile combination of office, shop, and yard space. The air-conditioned office component includes a spacious reception area, boardroom, staff kitchen with sink and dishwasher, copy room, two washrooms, and a janitor's closet with mop sink—designed to support both administrative and operations teams. The shop is divided into two functional areas, both outfitted with upgraded LED lighting. A drive-in wash bay and three 100' drive-thru bays in the north shop provide efficient access and workflow. The exterior features a fully powered, graveled, and well-lit yard with secure gated access and excellent drainage tied into the adjacent City storm pond. Located just off Highway 11A with quick access to Taylor Drive, the property also benefits from high exposure along Highway 11. This site offers strong logistical advantages for industrial users needing space, visibility, and yard capability. Additional rent is \$4.42 PSF.