

# FOR LEASE

11, 7471 EDGAR INDUSTRIAL BEND  
RED DEER, AB



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#103, 4315 - 55 Avenue  
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## About the Property

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This well-maintained industrial condo unit, located in the bustling Edgar Industrial Park, offers 1,500 square feet of versatile space, including an 800 square-foot mezzanine. The unit comprises a reception area, one office, a copy/storage area, and two washrooms (one on the main floor and one on the mezzanine).

The second floor features an open storage/lunch area, perfect for current use or future development. Natural light floods the space through large second-floor windows, creating a bright and inviting atmosphere. The functional layout includes open office space and ample warehouse area, making it ideal for various business needs.

Conveniently located with easy access to major highways, including QEII Highway, Highway 11, and Highway 11A, this unit is perfect for businesses seeking a strategic and accessible location.

Join other successful local businesses in this prime industrial hub and take advantage of the excellent infrastructure and connectivity it offers.

***\*Base rate posted is an incentive rate for the first year of a multi-year lease, subject to all offering terms\****

### LEGAL DESCRIPTION

Condo Plan 0421993 Unit 11

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### UNIT SIZE

1,500 SF

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### LOCATION

Edgar Industrial Park

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### ZONING

I-1 (Light Industrial)

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### LEASE RATE

\$10.00 PSF *\*See Comment*

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### ADDITIONAL RENT

\$5.00 PSF

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### MONTHLY RENT

\$2,000 + GST

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### POSSESSION

Immediately

## Unit Details

### UNIT SIZE

1,500 SF + 800 SF of Mezzanine

### LOADING

(1) 12' x 14' Overhead Bay Door

### HVAC

- › Radiant Heat in Shop
- › Forced Air in Office

### CEILING HEIGHT

19'

### LIGHTING

Fluorescent

### YEAR BUILT

2003

### YARD

Paved fenced compound

### DRAINAGE

Sump

### FEATURES

- › Reception Area
- › 1 Office
- › Copy/Storage area
- › 2 Washrooms (1 on main, 1 on Mezzanine)
- › 2nd floor open storage/lunch area or future development
- › Well maintained bay
- › Tons of Natural Light Through 2nd Floor Windows









 **SUBJECT PROPERTY**

# Central Alberta's Ambassador for Commercial Real Estate



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