

FOR LEASE

7719 EDGAR INDUSTRIAL DRIVE
RED DEER, AB





About the Property

A versatile multi-tenant industrial building located in the established Edgar Industrial Park, with two units currently available for lease totaling 9,705 SF.

Unit 7 (5,638 SF): features a main floor that is approximately half developed into functional office space, including reception, washrooms, and support areas. The fully developed mezzanine provides additional large offices and a boardroom, making this unit well-suited for businesses requiring a mix of shop and professional workspace.

Unit 8 (4,067 SF): provides a functional layout with an open shop and two sunshine overhead doors for a bright and efficient workspace.

The building is well-maintained and includes a large shared common yard, which is fully fenced for security. Two rows of parking are available at the front of the building for both tenants and visitors. Strategically located, the property ensures easy access to major transportation routes including the QEII, Highway 11, Highway 2A, and Highway 11A, making it an ideal location for businesses requiring efficient logistical and commuter connections.

LEGAL DESCRIPTION

Plan 0125151, Block 7, Lot 12

UNIT SIZES

4,067 SF - 9,705 SF

LOCATION

Edgar Industrial Park

ZONING

I1 - Industrial (Business Service) District

LEASE RATES

\$12.00 PSF - \$13.00 PSF

ADDITIONAL RENT

\$4.80 PSF

TOTAL MONTHLY RENT

Starting at \$5,693.80 + GST

POSSESSION

See Individual Unit Information

Unit 7

Approx. half of the main floor is laid out with functional office space, reception, washrooms, etc. Fully developed mezzanine with additional large offices and boardroom.

UNIT SIZE

Footprint: 3,767 SF
Second Floor Area: 1,871 SF
Total Usable Area: 5,638 SF

LEASE RATE

Base Rent: \$12.00 PSF
NNN: \$4.80 PSF (*only based on the footprint - 3,767 SF*)*
Monthly Rent: \$7,144.80 + GST

POSSESSION

Immediate

LOADING

(1) 14' x 16' Automatic Overhead Door
(1) 14' x 20' Automatic Overhead Door

POWER

200 Amp electrical service per unit

HVAC

Radiant Heat

LIGHTING

High Bay Lighting

CEILING HEIGHT

Approx. 23 - 24' at the centre

DRAINAGE

Trench Sump

YARD

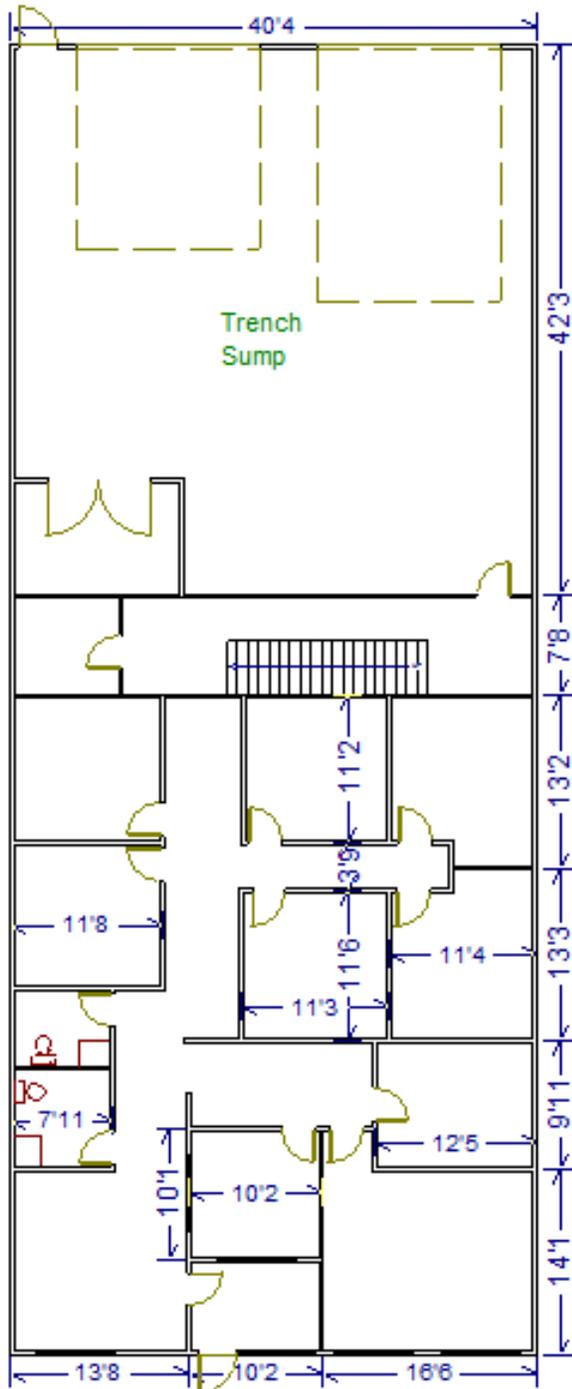
Good amount of yard area available behind the space.



Unit 7 Floor Plan



Main Floor



Second Floor

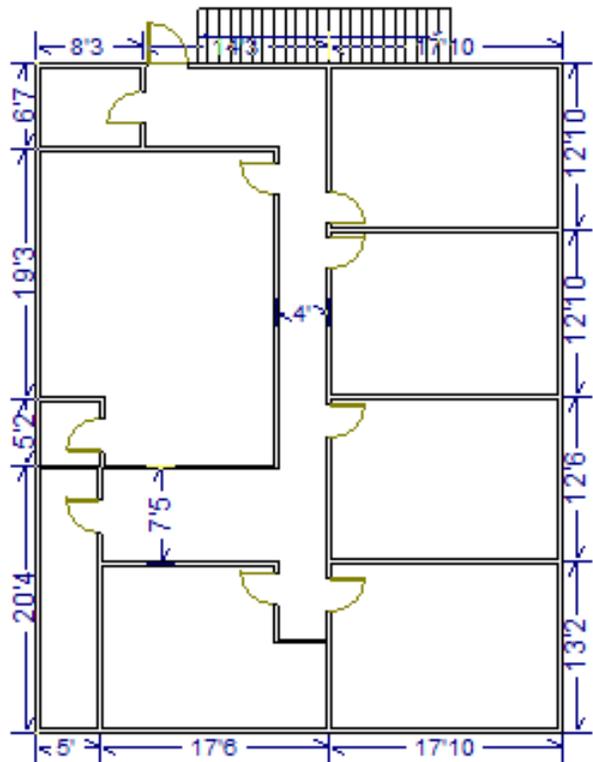


Diagram may not be accurate or to scale

Unit 8

This industrial unit features a primarily open shop space with two Sunshine overhead doors that allow natural light to brighten the interior. A mezzanine level offers additional functionality, including one office, a washroom, and a storage area—ideal for versatile business operations.

UNIT SIZE

4,067 SF

LEASE RATE

Base Rent: \$13.00 PSF

NNN: \$ 4.80 PSF

Monthly Rent: \$6,032.72 + GST

POSSESSION

30 Days, Potentially Sooner

LOADING

(1) 13' x 16' Sunshine Overhead Door

(1) 14' x 16' Sunshine Overhead Door

POWER

200 Amp electrical service per unit

HVAC

Radiant Heat

LIGHTING

T5 Florescent Lighting

CEILING HEIGHT

Approx 23 - 24' at the centre

DRAINAGE

Trench Sump

YARD

Yard width extends a bit farther than the Bay width (approx. 43').



Unit 8 Floor Plan



Diagram may not be accurate or to scale



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Units 4 Floor Plan

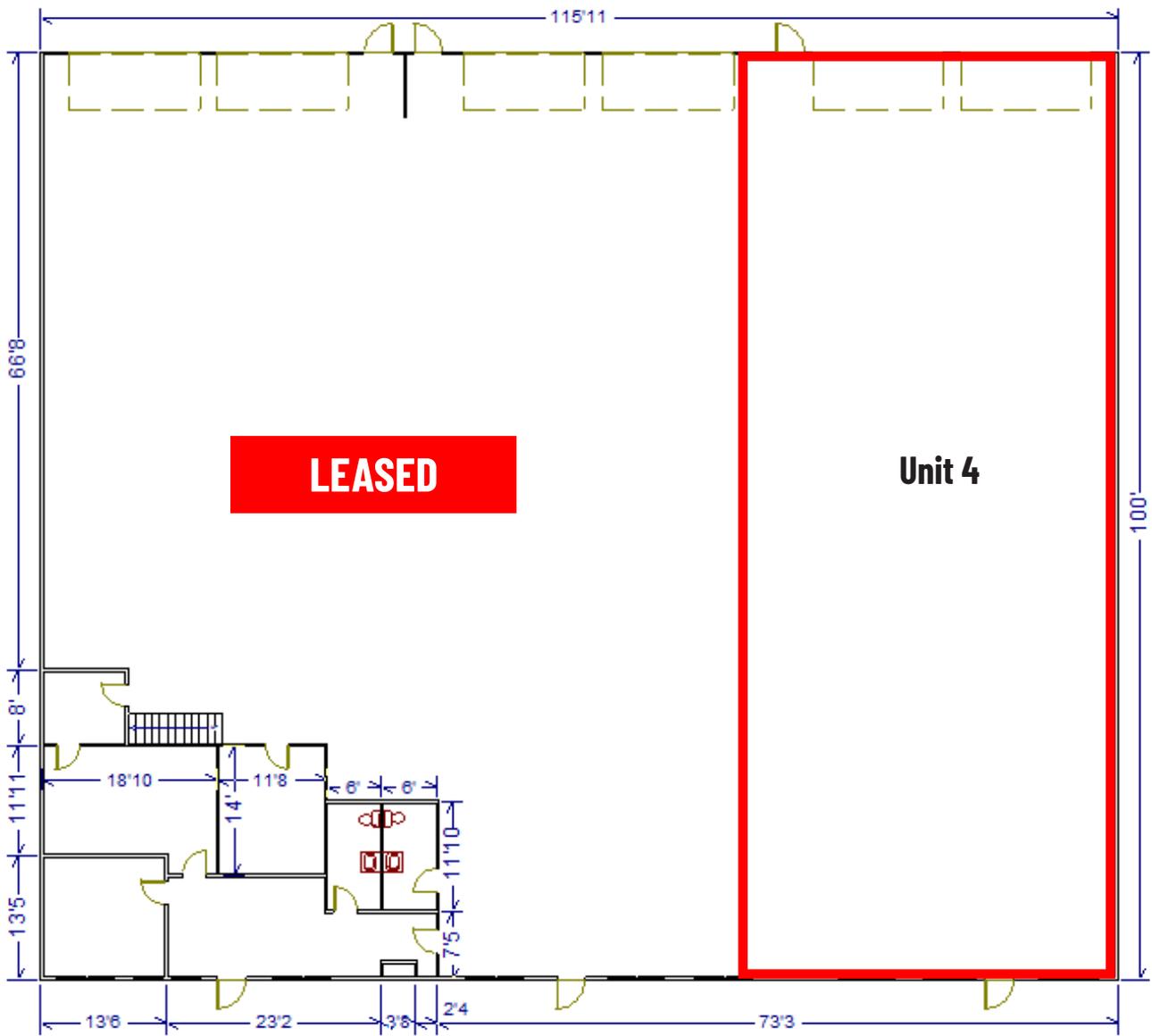


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Unit 4

Currently an open shell space, demising wall to be built

UNIT SIZE

3,867 SF

LEASE RATE

Base Rent: \$13.00 PSF

NNN: \$4.25 PSF

Monthly Rent: \$5,558.81 + GST

POSSESSION

Immediate

LOADING

(2) 14' x 16' Automatic Overhead Doors

POWER

200 Amp electrical service

HVAC

Radiant Heat

LIGHTING

High Bay Lighting

CEILING HEIGHT

Approx 23 - 24' at the centre

DRAINAGE

Trench Sump

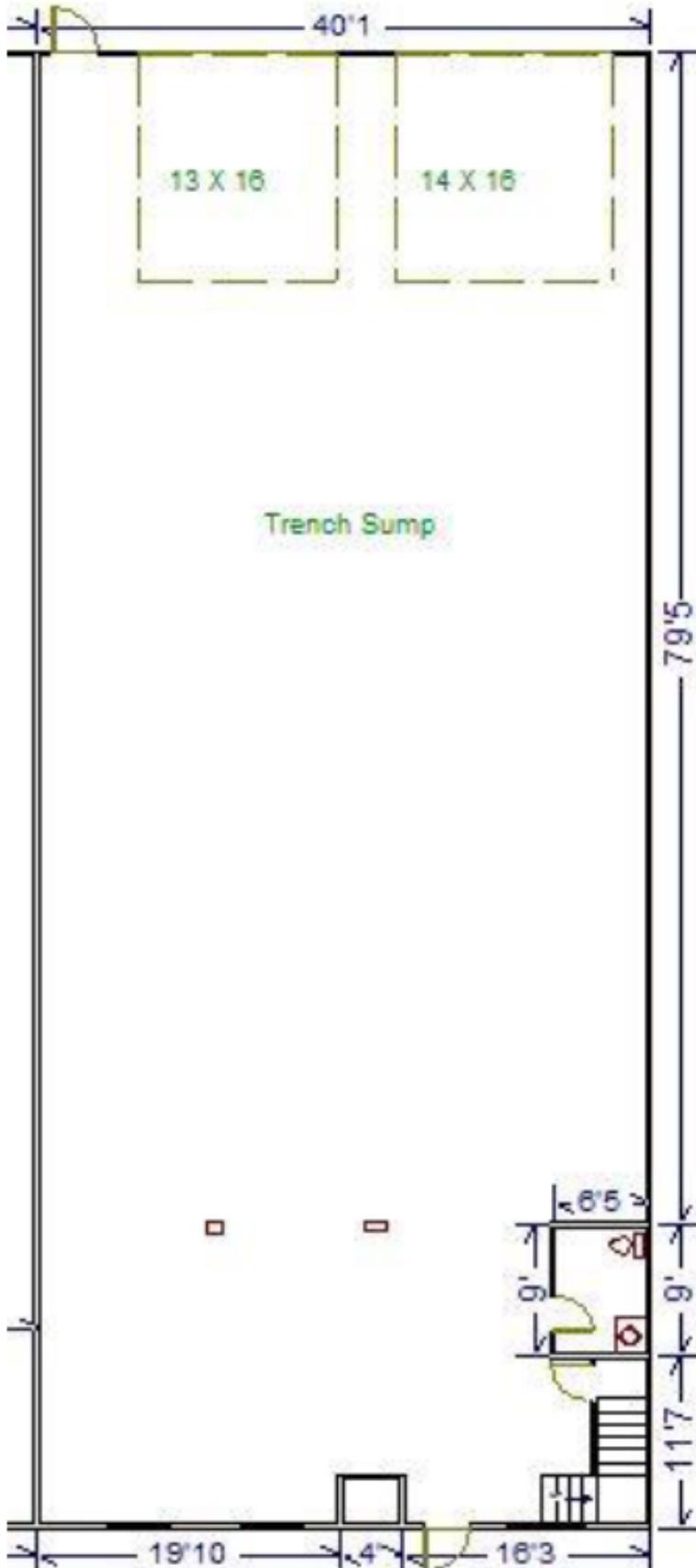
YARD

Good sized common yard and yard width extends a bit farther than the bay width

7719 Edgar Industrial Drive



Unit 8



| | |
|----------------------|-----------------------|
| Unit Size: | 4,067 sf |
| Available: | Immediate |
| Rates/sq.ft.: | \$11.00 + \$3.55 |
| Monthly Rent: | \$4,931.24 GST |

- Excellent location on Edgar Industrial Drive.
- Mainly open shop space with mezzanine.
- Mezzanine has 1 office, washroom and storage area.
- Hi-bay lighting, radiant heat, and sump.
- There are 2 overhead doors (complete sunshine doors),
- 1 - 13 X 16 and 1 - 14' x 16', which bring in lots of natural light.
- Good sized common yard.
- Yard width extends a bit farther than the Bay width (approx. 43').
- Two rows of paved parking in front.



Units 9 - 10

Mainly wide open end unit. Space features a mezzanine and a nice front office area comprised of an a reception, (2) windowed offices, wash-room and workroom. Storage mezzanine is very bright with windows on two sides and includes a sink.

UNIT SIZE

7,633 SF

LEASE RATE

Base Rent: \$12.00 PSF

NNN: \$3.75 PSF

Monthly Rent: \$10,018.31 + GST

POSSESSION

Immediate

LOADING

(4) 14' x 16' Automatic Overhead Doors

POWER

200 Amp electrical service per unit

HVAC

Radiant Heat

LIGHTING

High Bay Lighting

CEILING HEIGHT

Approx 23 - 24' at the centre

DRAINAGE

Trench Sumps

YARD

Good amount of yard area available behind the space.



7719 Edgar Industrial Drive



Units 9 - 10 Floor Plan

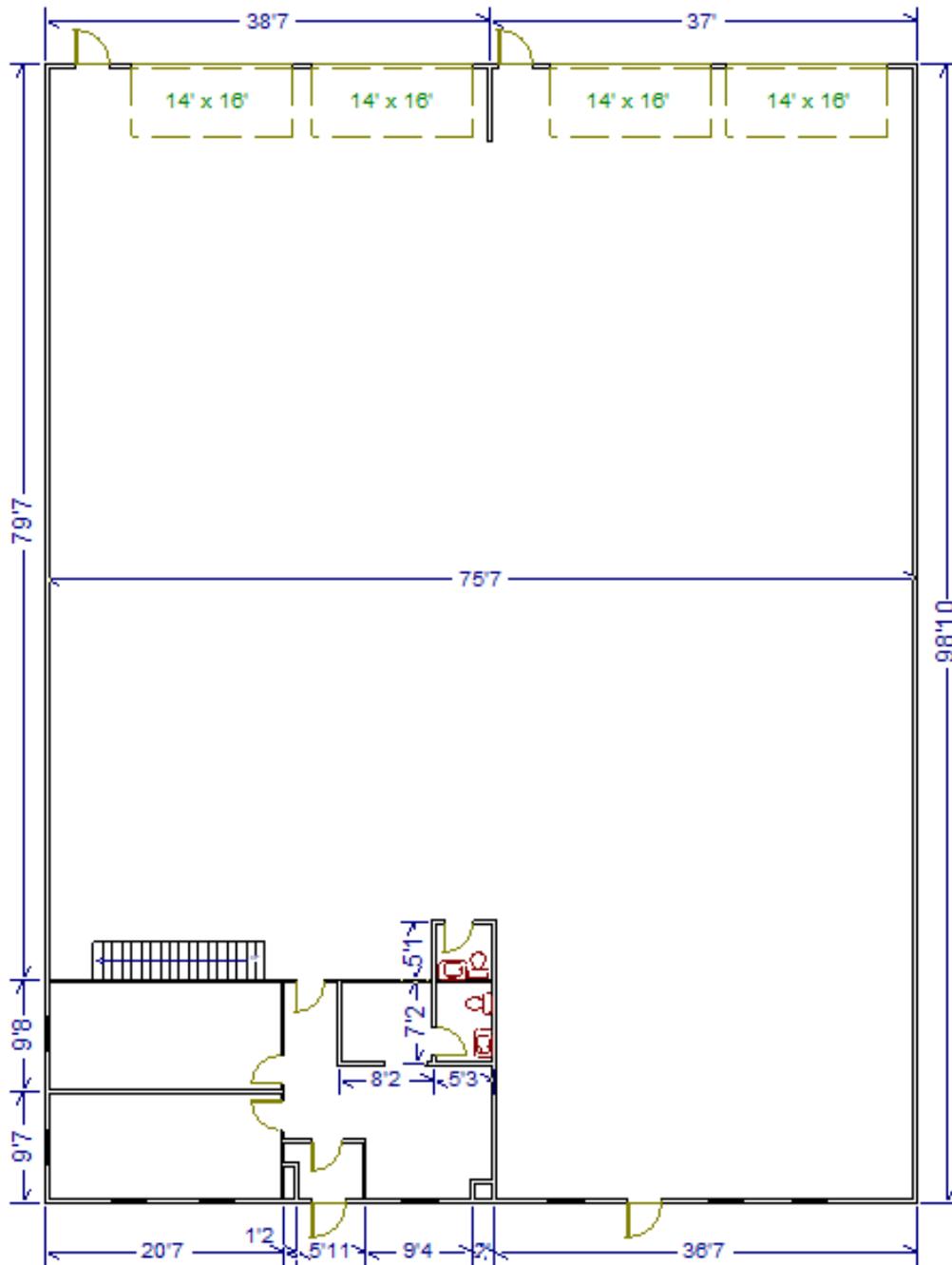


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