

# FOR LEASE

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8024 EDGAR INDUSTRIAL CRESCENT  
RED DEER, AB





## About the Property

This 2,870 sq. ft. second-floor office unit is available for lease in a Class A industrial building located in the Edgar Industrial Park. With direct exposure to the QEII Highway, this location offers high visibility and excellent accessibility. The office unit features multiple attractively finished private offices, a kitchen/lunchroom, a bull pen area, a washroom, and a storage room, providing a functional and comfortable workspace.

Zoned I1, this office is ideal for businesses needing industrial support space. The strategic location offers convenient access to major highways, including Highway 11A, Highway 11, and the QEII Highway, ensuring easy connectivity for staff and clients alike.

Possession of the unit is negotiable, allowing for flexible move-in dates to accommodate your business needs. The surrounding area hosts a range of established businesses, including Ernco Environmental Drilling & Coring, Essential Coil Well Services, RJames Western Star, and Permolex, fostering a vibrant industrial community.

This office unit is perfect for companies looking for a well-located, high-quality workspace with excellent amenities and accessibility.

### LEGAL DESCRIPTION

Plan 0227871, Block 1, Lot 20

### UNIT SIZE

2,870 SF

### LOCATION

Edgar Industrial Park

### ZONING

I1 - Industrial (Business Service) District

### YEAR BUILT

2000

### LEASE RATE

\$9.00 PSF

### ADDITIONAL RENT

\$4.55 PSF

### MONTHLY RENT

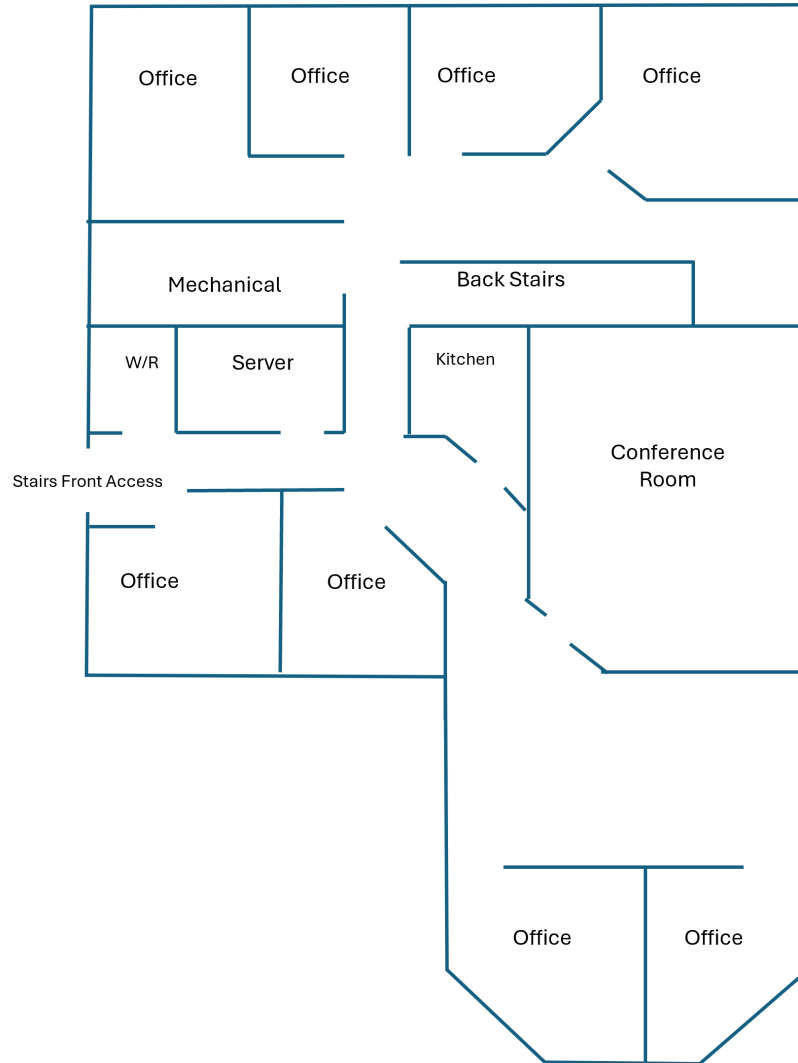
\$3,240.71 + GST

### POSSESSION

Immediately



# Floor Plan



*\*Diagrams may not be accurate or to scale*

2nd floor



 **SUBJECT PROPERTY**



Edgar Ind. Crescent



# Central Alberta's Ambassador for Commercial Real Estate



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#103, 4315 - 55 Avenue Red Deer, AB T4N 4N7  
[www.salomonscommercial.com](http://www.salomonscommercial.com)

**Davin Kemshead**  
Listing Agent  
403.314.6190  
[davin@salomonscommercial.com](mailto:davin@salomonscommercial.com)

**Kelly Babcock**  
Partner/Broker  
403.314.6188  
[kelly@salomonscommercial.com](mailto:kelly@salomonscommercial.com)

**Brett Salomons**  
Partner  
403.314.6187  
[brett@salomonscommercial.com](mailto:brett@salomonscommercial.com)

**Mike Williamson**  
Associate  
403.314.6189  
[mike@salomonscommercial.com](mailto:mike@salomonscommercial.com)

**Max Field**  
Associate  
403.314.6186  
[max@salomonscommercial.com](mailto:max@salomonscommercial.com)

**Jordan Krulicki**  
Associate  
403.314.6185  
[jordan@salomonscommercial.com](mailto:jordan@salomonscommercial.com)

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