

**8045 EDGAR INDUSTRIAL Crescent
Red Deer, Alberta**

MLS # A2239084



\$11 per sq.ft.

Division: Edgar Industrial Park

Type: Warehouse

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 16,120 sq.ft.

Zoning: -

Heating: Combination, Overhead Heater(s), Forced Air, Natural Gas, Radiant **Addl. Cost:** -

Floors: - **Based on Year:** -

Roof: Metal **Utilities:** -

Exterior: Metal Frame, Metal Siding **Parking:** -

Water: Public **Lot Size:** -

Sewer: Public Sewer **Lot Feat:** -

Inclusions: N/A

Located in the well-established Edgar Industrial Park, this 16,120 square foot industrial building offers a flexible layout ideal for warehousing, distribution, or light manufacturing. The property features two dock-level loading bays and two separate grade-level overhead doors, allowing for efficient shipping, receiving, and internal logistics. A fully paved and secured yard provides additional exterior functionality for storage and circulation. The interior includes five private offices and a reception area, with potential to incorporate a showroom depending on user requirements. Positioned with excellent access to major transportation routes, this property supports both local and regional logistics needs. Lease is structured as triple net, with additional rent estimated at \$3.41 per square foot.