



## 8045 EDGAR INDUSTRIAL Crescent Red Deer, Alberta

MLS # A2239084



## \$11 per sq.ft.

	Edgar Industrial Park Warehouse
1760.	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.