

\$ - 8045 Edgar Industrial Crescent, Red Deer

MLS® #A2239084

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0 Bedroom, 0.00 Bathroom, 16,120 sqft
Industrial on 0.00 Acres

Edgar Industrial Park, Red Deer, Alberta

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. (id:6289)



Built in 2001

Essential Information

Listing #	A2239084
Bathrooms	0.00
Square Footage	16,120
Acres	0.00
Year Built	2001
Type	Industrial
Sub-Type	Freehold

Community Information

Address	8045 Edgar Industrial Crescent
Subdivision	Edgar Industrial Park
City	Red Deer
Province	Alberta
Postal Code	T4P3S2

Interior

Heating	Natural gas Forced air, Radiant heat
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Exterior

Exterior	Metal
Construction	Steel frame
Foundation	Slab

Listing Details

Listing Office	Century 21 Maximum
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