

# \$11 - 8045 Edgar Industrial Crescent, Red Deer

MLS® #A2239084

## \$11

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Edgar Indus. Pk., 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.



Built in 2001

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2239084   |
| Price      | \$11       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2001       |
| Type       | Commercial |
| Sub-Type   | Warehouse  |
| Status     | Active     |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 8045 Edgar Industrial Crescent |
| Subdivision | Edgar Indus. Pk.               |
| City        | Red Deer                       |
| County      | Red Deer                       |
| Province    | Alberta                        |
| Postal Code | T4P 3S2                        |

## Interior

|         |                                                                   |
|---------|-------------------------------------------------------------------|
| Heating | Combination, Forced Air, Natural Gas, Radiant, Overhead Heater(s) |
|---------|-------------------------------------------------------------------|

## Exterior

|              |                           |
|--------------|---------------------------|
| Roof         | Metal                     |
| Construction | Metal Frame, Metal Siding |
| Foundation   | Slab                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 53              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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