

# \$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	Forced Air, Natural Gas, Radiant, Combination, Overhead Heater(s)
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## Exterior

Roof	Metal
Construction	Metal Frame, Metal Siding
Foundation	Slab

## Additional Information

Date Listed	July 11th, 2025
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## Listing Details

Listing Office	Century 21 Maximum
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