



Team Kemshead, Williamson, Perry
& Associates

 commercialandsales.com


 mike@advantagecommercial.ca




For Lease – Starsand Place Variety of Units in Multi-Tenant Building Edgar Industrial Park – 7719 Edgar Ind. Drive



 mike@advantagecommercial.ca

 403-346-6655

 Century Centre, #203, 4807 – 50th Avenue
Red Deer, Alberta, T4N 4A5

 www.commercialandsales.com

Advantage – Commercial is a Division of Century 21 - Advantage

LEASE OPPORTUNITY

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Municipal Address: 7719 Edgar Industrial Drive Red Deer, AB

Legal Description: Lot 12 Block 7
Plan: 012-5151

Size: Starting at 3,767sf

Base Rate: See Options Below

NNN: \$3.80

Availability: Immediate

Zoning: I-1 Light Industrial

Additional Notes: See Feature Sheets
Below



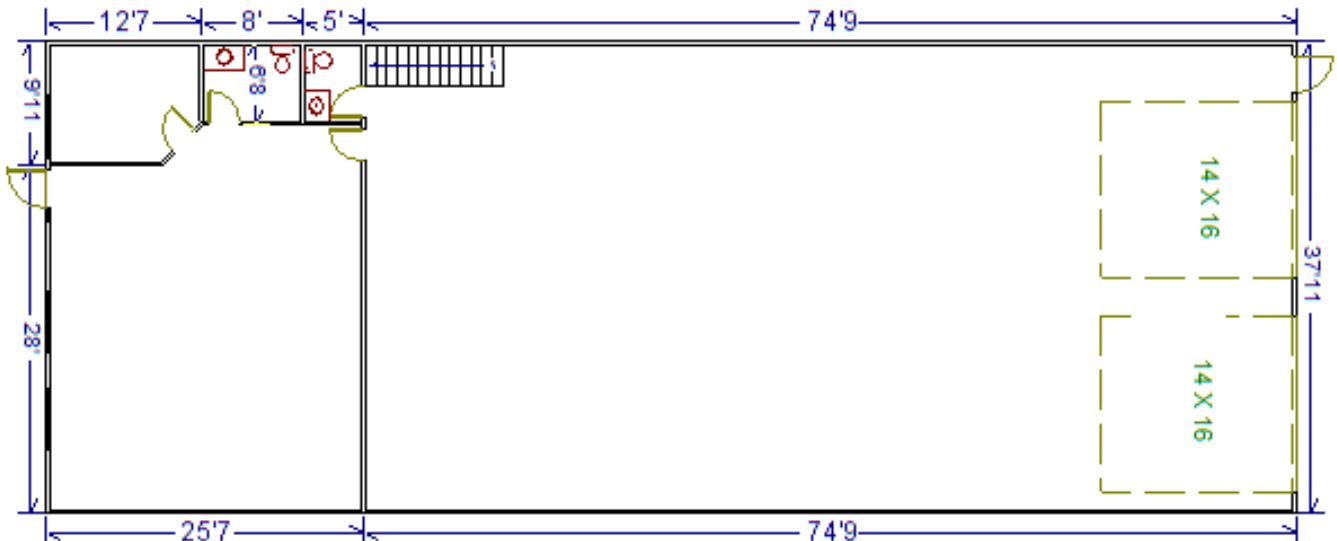
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The Information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which we deem to be reliable but for which we cannot assume responsibility.

CODE:	Starsand Place	ADDRESS:	3, 7719 Edgar Industrial Drive	ZONING:	I-1
SUB-DIVISION:	Edgar	LOT:	12	BLOCK:	7
SQ. FT.:	3,767	CONDO UNIT:		PLAN:	012-5151
DIMENSIONS	100' deep	WASHROOMS	Yes	UTILITIES:	Tenant Pays
OFFICE/AREA:		NO. OF OFFICES:	1	MEZZANINE:	Yes – Storage
YARD:	Common/Gravel	OVERHEAD DOORS:	2 – 14' x 16'	SUMP:	Yes
BASE RATE/SQ. FT.:	\$13.00	BASE RENT/MTH:	\$4,080.92	LOADING DOCK:	No
EST. NNN/SQ. FT.	\$3.80	EST. NNN/MTH:	\$1,192.88	ESCALATIONS:	\$0.50/year
LSE TYPE (NNN/G):	NNN	TOTAL/MTH:	\$5,273.80	LISTING AGENT:	
KEYS:	See Mike	AVAILABLE:	Immediate	LISTING #:	

NOTES Excellent location on Edgar Industrial Drive. Mainly shop space with front showroom and 1 office. The shop area has hi-bay lighting, radiant heat, sump and storage mezzanine (approx. 37 X 25). There are 2 – 14' x 16' overhead doors with some 'sunshine' panels which bring in lots of natural light. Good sized common yard. Yard width extends a bit farther than Bay width (approx. 43'). There is a sign can on the front of the bay for new tenants use.





Century Centre
 203, 4807- 50 Avenue
 Red Deer, AB T4N 4A5
 Phone: 403-346-6655
 Fax: 403-341-7813
 www.advantagecommercial.ca

INDUSTRIAL PROPERTY FOR LEASE

(INFORMATION CONTAINED HEREIN IS BELIEVED
 TO BE ACCURATE BUT NOT WARRANTED AS SO.)

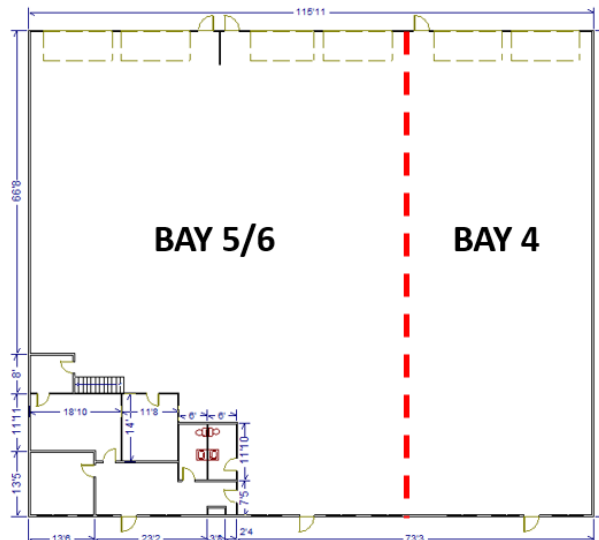
CODE:	Starsand Place	ADDRESS:	4, 7719 Edgar Industrial Drive	ZONING:	I-1
SUB-DIVISION:	Edgar	LOT:	12	BLOCK:	7
SQ. FT.:	3,875	CONDO UNIT:		CONDO PLAN:	012-5151
DIMENSIONS	100' deep	WASHROOMS	To Be Built	UTILITIES:	Tenant Pays
OFFICE/AREA:		NO. OF OFFICES:		MEZZANINE:	No
YARD:	Common/Gravel	OVERHEAD DOORS:	1 – 14' x 16' 1 – 13' x 16'	SUMP:	Yes
BASE RATE/SQ. FT.:	\$13.00	BASE RENT/MTH:	\$4,197.92	LOADING DOCK:	No
EST. NNN/SQ. FT.	\$3.80	EST. NNN/MTH:	\$1,227.08	ESCALATIONS:	\$0.50/year
LSE TYPE (NNN/G):	NNN	TOTAL/MTH:	\$5,425.00	LISTING AGENT:	
KEYS:	See Mike	AVAILABLE:	Immediate	LISTING #:	

NOTES Excellent location on Edgar Industrial Drive. Currently an open shell space (demising wall to be built). Hi-bay lighting, radiant heat, and sump. There is 1 – 14' x 16' and 1 – 13' x 16' overhead door with some 'sunshine' panels which bring in lots of natural light. 200 amp electrical service. Both overhead doors are automatic. Approx 23'-25' roof height at the centre. There is currently an overhead crane in place however isn't owned by the Landlord and not included; may be available for purchase. Good sized common yard. Yard width extends a bit farther than Bay width. There is a sign can on the front of the bay for new tenants use.

CODE:	Starsand Place	ADDRESS:	5/6, 7719 Edgar Industrial Drive	ZONING:	I-1
SUB-DIVISION:	Edgar	LOT:	12	BLOCK:	7
SQ. FT.:	7,725	CONDO UNIT:		CONDO PLAN:	012-5151
DIMENSIONS	100' Depth	WASHROOMS	Yes (2)	UTILITIES:	Tenant Pays
OFFICE/AREA:	Yes	NO. OF OFFICES:		MEZZANINE:	Yes
YARD:	Common	OVERHEAD DOORS:	4 - 14' x 16'	SUMP:	Yes
BASE RATE/SQ. FT.:	\$13.00	BASE RENT/MTH:	\$8,368.75	LOADING DOCK:	No
EST. NNN/SQ. FT.	\$3.80	EST. NNN/MTH:	\$2,446.25	ESCALATIONS:	Negotiable
LSE TYPE (NNN/G):	NNN	TOTAL/MTH:	\$10,815.00	LISTING AGENT:	
KEYS:	Office	AVAILABLE:	Immediate	LISTING #:	

NOTES Excellent location on Edgar Industrial Drive. Majority of the space is open. Front development includes reception, 1-2 front offices, 1 shop office, 2 washrooms and large mezzanine which could be a lunchroom or boardroom. The shop area has hi-bay light, radiant heat and sumps. 200 amp electrical service per bay. All 4 overhead doors are automatic. Approx 23'-25' roof height at the centre. There are currently overhead cranes in place however they are not owned by the Landlord and not included; may be available for purchase. Good amount of yard area available behind the space.

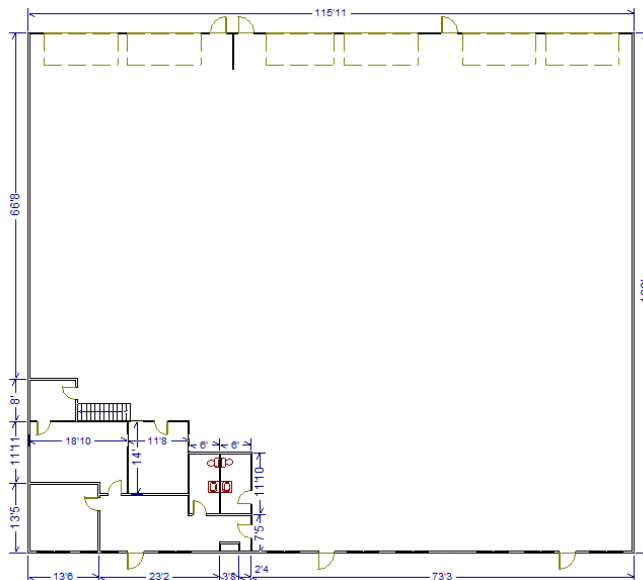
This Diagram may not be accurate or to scale.



CODE:	Starsand Place	ADDRESS:	4 – 6, 7719 Edgar Industrial Drive	ZONING:	I-1
SUB-DIVISION:	Edgar	LOT:	12	BLOCK:	7
SQ. FT.:	11,600	CONDO UNIT:		PLAN:	012-5151
DIMENSIONS	100' x 116'	WASHROOMS	Yes (2)	UTILITIES:	Tenant Pays
OFFICE/AREA:	Yes	NO. OF OFFICES:		MEZZANINE:	Yes
YARD:	Common	OVERHEAD DOORS:	5 – 14' x 16' 1 – 13' x 16'	SUMP:	Yes
BASE RATE/SQ. FT.:	\$13.00	BASE RENT/MTH:	\$12,566.67	LOADING DOCK:	No
EST. NNN/SQ. FT.	\$3.80	EST. NNN/MTH:	\$3,673.33	ESCALATIONS:	Negotiable
LSE TYPE (NNN/G):	NNN	TOTAL/MTH:	\$16,240.00	LISTING AGENT:	
KEYS:	Office	AVAILABLE:	Immediate	LISTING #:	

NOTES Excellent location on Edgar Industrial Drive. Majority of the space is open. The shop area has hi-bay light, radiant heat and sumps. 200 amp electrical service per bay. All 6 overhead doors are automatic. Approx 23'-25' roof height at the centre. There are currently 3 overhead cranes in place however they are not owned by the Landlord and not included; may be available for purchase. Good amount of yard area available behind the space.

This Diagram may not be accurate or to scale.



CODE:	Starsand	ADDRESS:	7, 7719 Edgar Industrial Drive	ZONING:	I-1		
SUB-DIVISION:	Edgar	LOT:	12	BLOCK:	7	PLAN:	012-5151
SQ. FT.:	5,638 Main – 3,767sf 2nd – 1,871sf	CONDO UNIT:		CONDO PLAN:			
DIMENSIONS		WASHROOMS	Yes	UTILITIES:	Tenant Pays		
OFFICE/AREA:	Main – 2,166sf 2nd – 1,871sf	NO. OF OFFICES:		MEZZANINE:	Developed with Offices		
YARD:	Common	OVERHEAD DOORS:	2 – 14' x 16'	SUMP:	Yes		
BASE RATE/SQ. FT.:	\$17.00(Based on Main Floor SF)	BASE RENT/MTH:	\$5,336.58	LOADING DOCK:	No		
EST. NNN/SQ. FT.	\$3.80 (Based on Main Floor SF)	EST. NNN/MTH:	\$1,192.88	ESCALATIONS:	Negotiable		
LSE TYPE (NNN/G):	NNN	TOTAL/MTH:	\$6,529.46	LISTING AGENT:			
KEYS:	Office	AVAILABLE:	Immediate	LISTING #:			

NOTES Excellent location on Edgar Industrial Drive. Just over half of the main floor is fully developed with nice offices, reception, washrooms, etc. and there is a fully developed mezzanine with additional large offices. The shop area has hi-bay light, radiant heat and sump. Good sized common yard.

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