

FOR SALE/LEASE | RED DEER HEAVY DUTY INDUSTRIAL FACILITY

108,724 SF ON ±12.5 ACRES

7550 Edgar Industrial Drive

RED DEER, AB



Colliers Macaulay Nicolls Inc.
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BUILDING SPECIFICATIONS

Address	7550 Edgar Industrial Drive, Red Deer, AB	
Legal Description	South portion of Plan 9924947, Block 1, Lot 8	
Zoning	I1 - Industrial District (Business Service)	
Building Size	108,724 SF	
Shop	Shop:	54,900 SF
	Shop Mezz:	7,500 SF
	Total Shop:	62,400 SF
Office	Main:	15,120 SF
	Second Flr:	15,215 SF
	Third Flr:	15,898 SF
	Total Office:	46,324 SF
Ceiling Height	44.75' to underside of joist/32.5' under crane hook	
Floor	12" concrete slab	
Loading	Twelve (12) grade level doors (30' high x 38' wide)	
Lighting	T5H0 & metal halide fixtures	
Power	1600 Amp, 347/600 Volt, 3 Phase, 4 Wire service with 150 KVA transformer (to be confirmed)	
HVAC	Office: Forced air complete with AC Shop: Rooftop climate system complete with Make Up Air (MUA) ventilation	
Cranes	Eight (8) 20-Ton and twelve (12) 5-Ton bridge cranes plus numerous jib cranes covering entire shop area via two (2) craneways	
Parking	246 designated stalls	
Fire and Safety	Sprinklered with fire alarm panel	



TAXES
\$327,757
(2019 Estimate)



AVAILABILITY
IMMEDIATELY

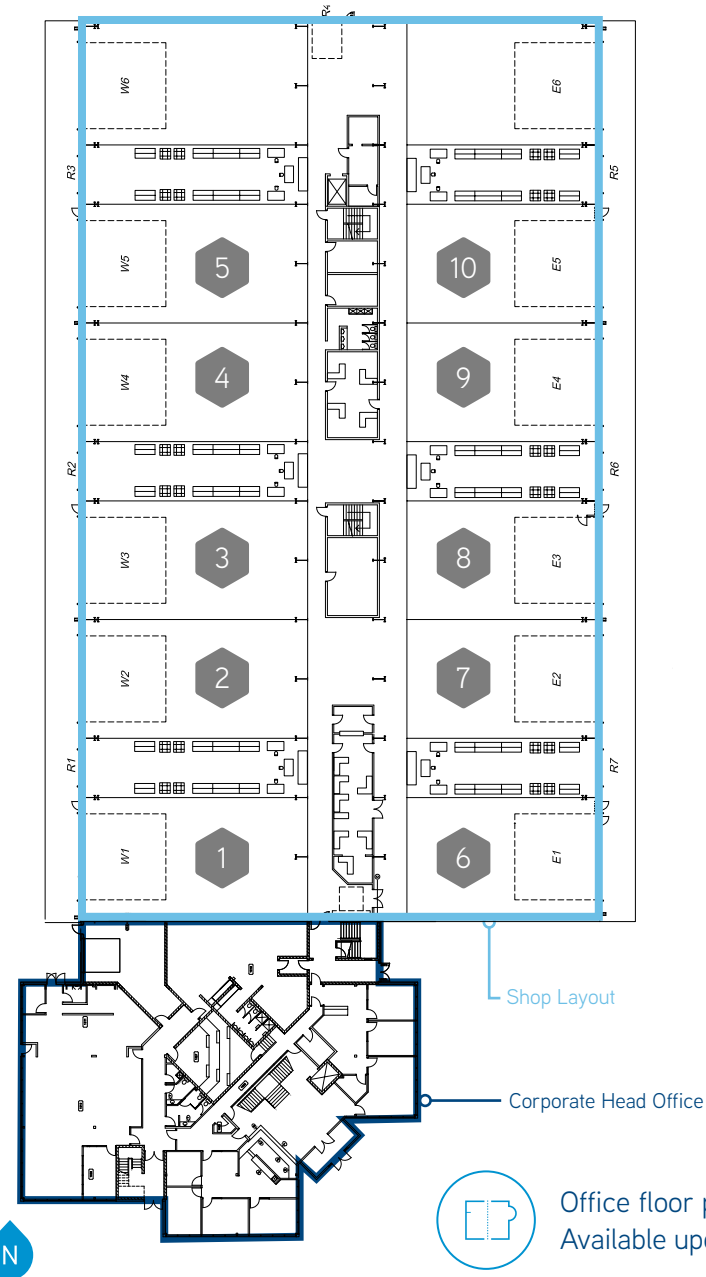


SALE PRICE
\$19,450,000



LEASE RATE
\$14.00 PSF

FLOOR PLAN



BAY	CRANES
1	40-ton (2 x 20-ton)
2	10-ton (2 x 5-ton)
3	10-ton (2 x 5-ton)
4	10-ton (2 x 5-ton)
5	40-ton (2 x 20-ton)
6	40-ton (2 x 20-ton)
7	10-ton (2 x 2-ton)
8	10-ton (2 x 5-ton)
9	40-ton (2 x 20-ton)
10	10-ton (2 x 5-ton)

HIGHLIGHTS

SHOP

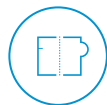
- State-of-the-art 12 bay service/assembly shop facility with attached 3-storey office building fronting onto Highway 2
- Dedicated welding area / compressed air, industrial gases, and process water throughout shop
- Lube facility with service to each bay
- Trench sumps
- Employee locker room and lunchroom

OFFICE

- Modern office building with glazed curtain wall providing curb appeal and thermal efficiency
- Three floors of office containing prominent entrance / reception area with vaulted ceilings
- Elevator
- Main floor cafeteria with commercial kitchen
- Multiple offices / bullpen areas / boardrooms, training rooms & washrooms throughout
- Building Automation System controlling / monitoring building systems
- Abundant energized parking
- Flexibility to demise into multi-occupant facility

YARD AREA

- Improved with crushed gravel and soil cement
- Sub-base is geotextile fabric
- Suitable for movement of extremely heavy loads



Office floor plans Available upon request.

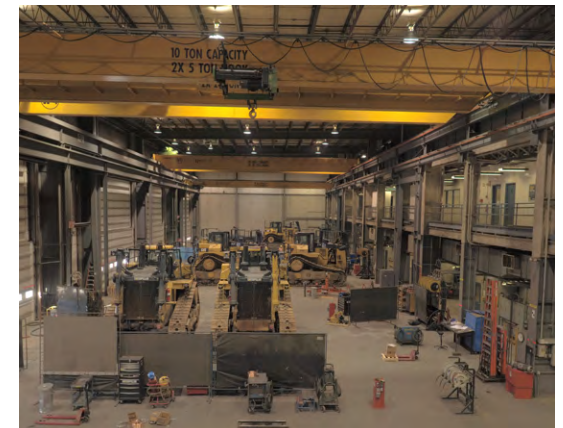
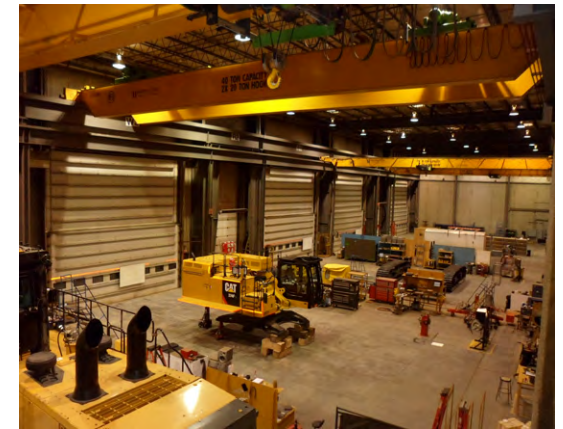
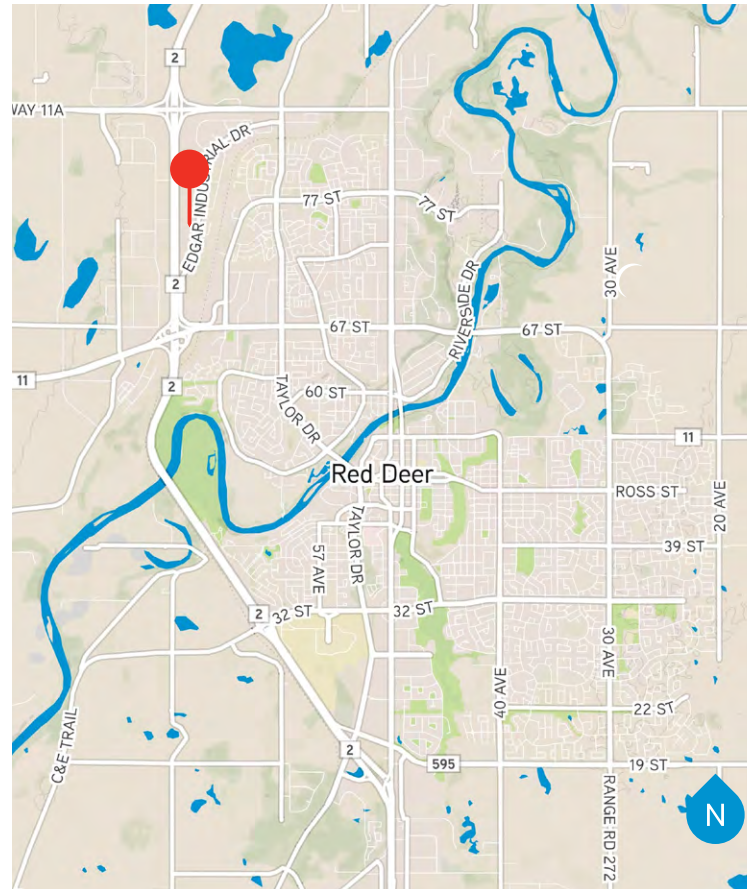
LOCATION HIGHLIGHTS

Red Deer is located in Central Alberta, midway between the major cities of Edmonton and Calgary. Alberta's busiest highway, the Queen Elizabeth II (QE II) Highway, runs through the region and connects Red Deer to Edmonton and Calgary. It takes less than 90 minutes to drive to either Edmonton or Calgary.

According to the 2016 Federal Census, the population is 100,418. Because of the location, they benefit from an immediate commercial and industrial trade area of 310,000 people and have a distribution hub of over 2.5 million people within a 200 km radius.

Operate in Red Deer and take advantage of no business tax, no capital tax, no machinery or equipment tax and no payroll tax.

Over the next 30 years, Red Deer's working age population will nearly double from 65,000 to over 112,000 workers.



 WATCH VIDEO

OVERVIEW OF 7550/7552 EDGAR DRIVE

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