



**FOR LEASE 7471 Edgar Industrial Bend Red Deer, AB
Variety of Options Starting From 1,500sq.ft.
Edgar Industrial Park**



Larry Kemshead



Lloyd Meadows



Davin Kemshead



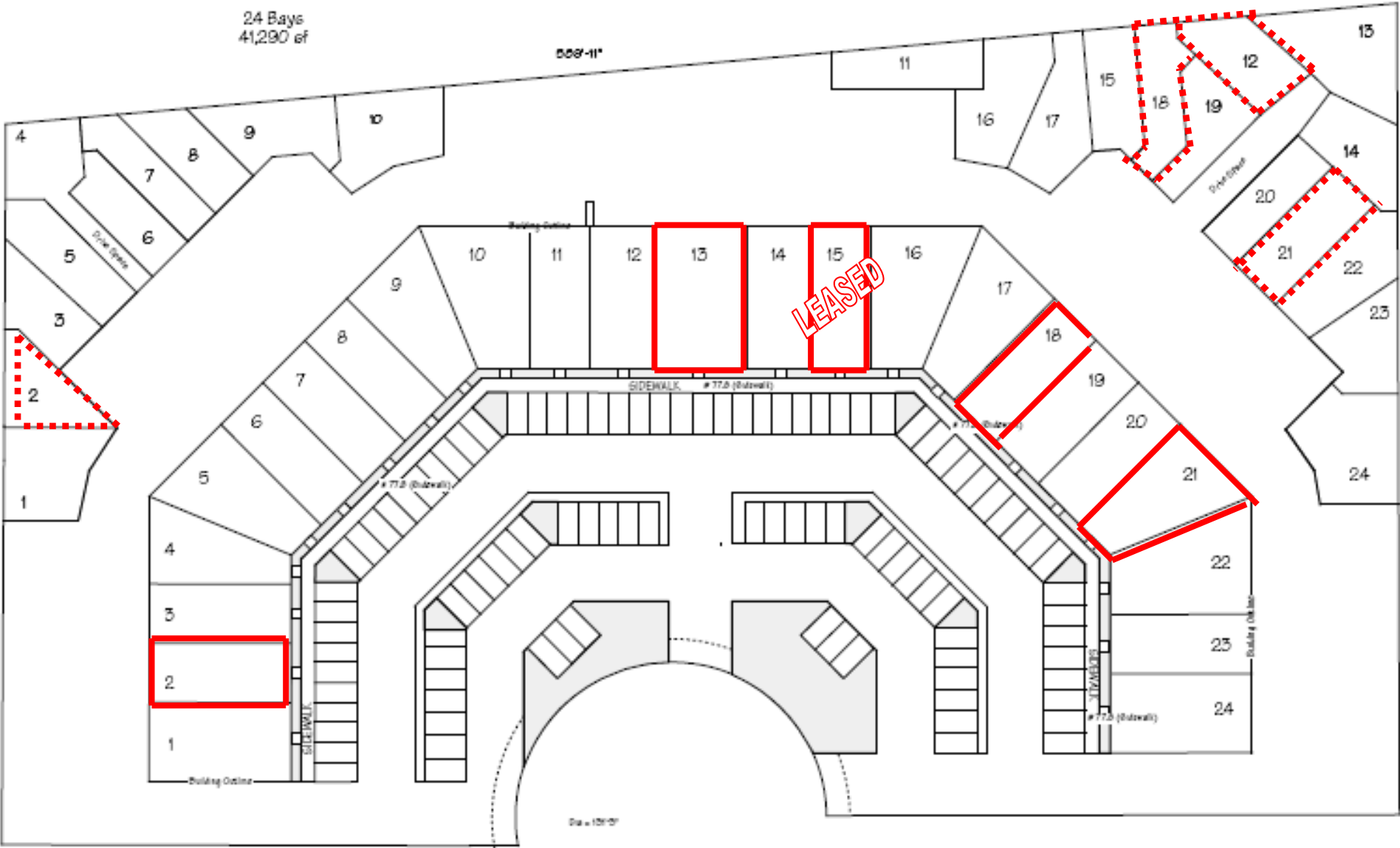
Mike Williamson



Contractor's Building

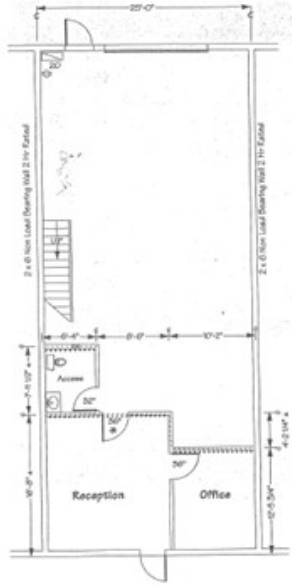
Century Centre, #203, 4807 – 50th Avenue, Red Deer, Alberta, T4N 4A5
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Subject Spaces For Lease and Designated Fenced Compounds



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.

Condo Plan 042-1993



UNIT/BAY #2
 1,500sq.ft
 Base Rate = \$13.00/sf
 (\$0.25/sqft/yr escalations)
 NNN = \$3.30/sf
 Total \$2,037.50/mnth
 +power and gas
 1 – 12' x 14' OHD
 Reception, office,
 washroom
 Storage mezzanine



UNIT/BAY #13
 2,400sq.ft
 Base Rate = \$12.00/sf
 NNN = \$3.30/sf
 Total \$3,060.00/mnth
 +power and gas
 1 Washroom
 1 – 12' x 14' OHD
 Large open front
 reception area



UNIT/BAY #18
 1,500sq.ft
 Base Rate = \$13.00/sf
 NNN = \$3.00/sf
 Total \$2,000.00/mnth
 +power and gas
 1 – 12' x 14' OHD
 Wide open, ready to be
 developed
 Sump

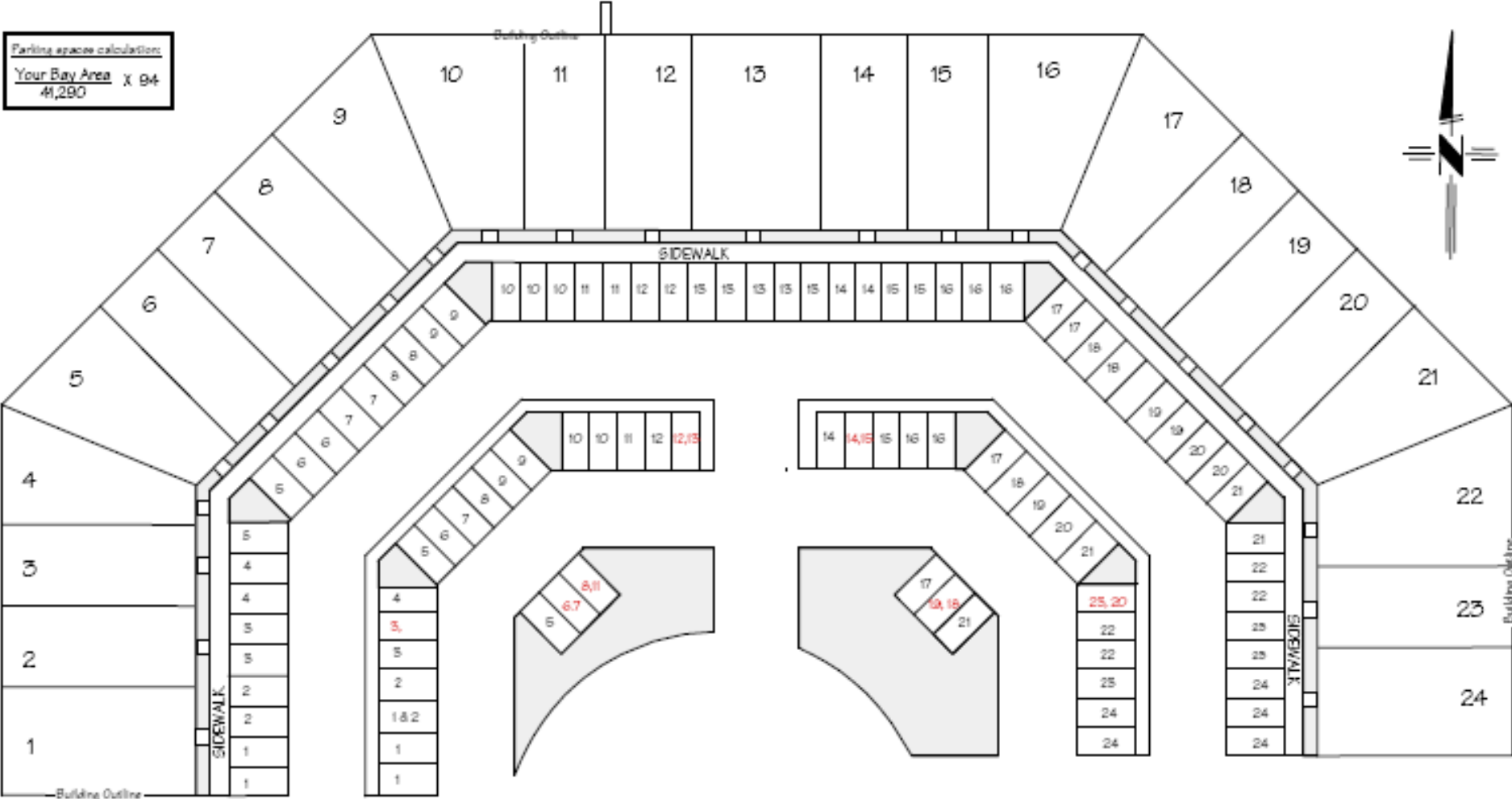


UNIT/BAY #21
 1,830sq.ft
 Base Rate = \$15.00/sf
 NNN = \$3.00/sf
 Total \$2,745.00/mnth +power
 and gas
 1 – 12' x 14' OHD
 Main floor office, reception,
 washroom, shop,
 Second floor open office area
 Sump

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Parking Assignments

Parking space calculation:
 Your Bay Area x 94
 41,290



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