

# FOR LEASE

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27123 - 9, HWY 597  
LACOMBE COUNTY, AB



# PROPERTY Details



# PROPERTY OVERVIEW

Positioned on 2.02 acres in Burbank Industrial Park, this 9,640SF freestanding industrial building offers a functional layout and convenient regional access.

The main floor includes a reception area, two offices, two washrooms (including one located on the shop side), and a shop storage room supporting day-to-day operations. Windows along the building front provide natural light to the office and reception areas.

A large shop area features eight total overhead doors, two drive-through bays, one of which had been utilized as a wash bay in the past, allowing efficient equipment movement and workflow for service, manufacturing, or logistics users.

The mostly-developed mezzanine includes an open storage (or staff lunch) area and three additional offices, including one larger office with storage.

Zoned Business Industrial District (I-BI) and serviced with well and septic, the building is situated on the east side of the industrial park in the north corner. The location offers quick access to Highway QE2, Highway 2A and Highway 597, with convenient connections to both Blackfalds and Red Deer within minutes.

### LOCATION

Burbank Industrial Park (Near Blackfalds)

### LEGAL DESCRIPTION

Plan 0121471, Block 2, Lots 4

### SITE SIZE

2.02 Acres

### BUILDING SIZE

9,640 SF

### ZONING

Business Industrial District (I-BI)

### LEASE RATE

\$13.00 PSF

### ADDITIONAL RENT

\$1.71 PSF

### MONTHLY RENT

\$11,817.03 + GST

### POSSESSION

Immediate



**CEILING HEIGHT**

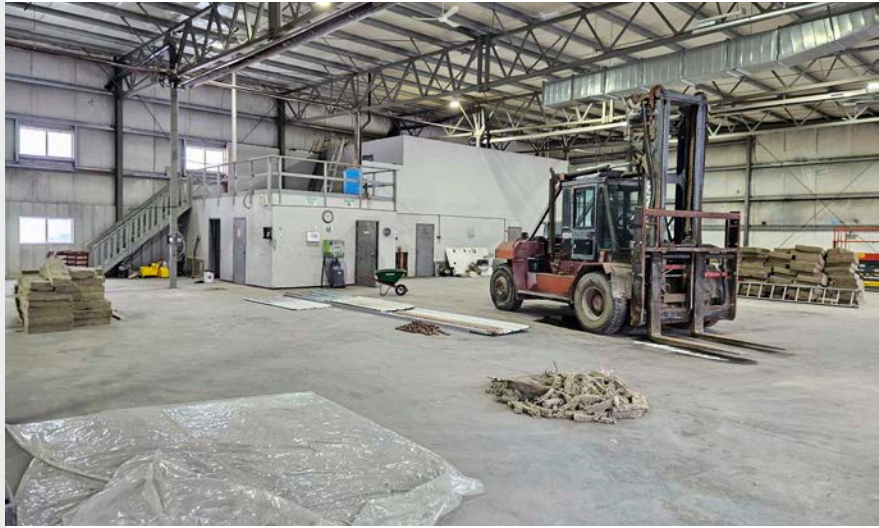
Approx. 25' height at the front and approx. 22' at the back

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**LOADING**

(8) 14' x 16' Overhead Doors (6 at the rear of the building and 2 at the front), some with power openers  
Two Drive Thru Bays

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**POWER**

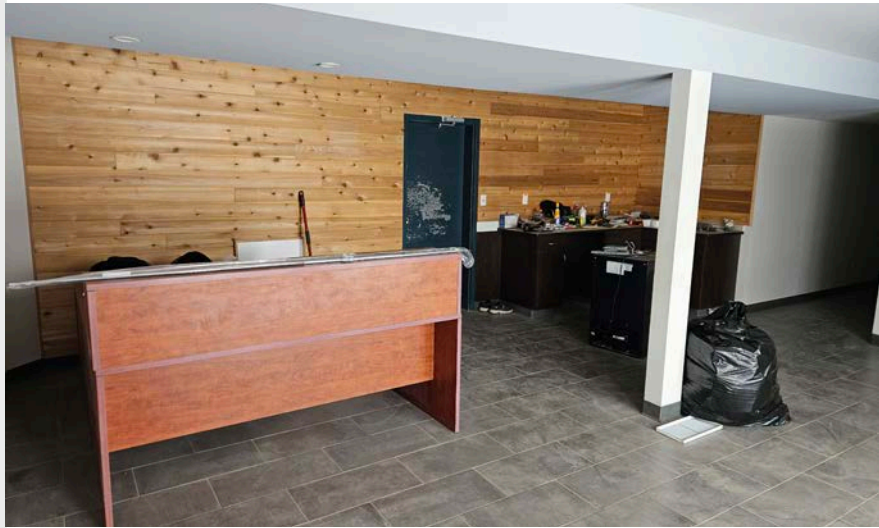
3 Phase Power

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**HVAC**

Radiant Heating

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**LIGHTING**

Upgraded to LED

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**DRAINAGE**

Trench Sump

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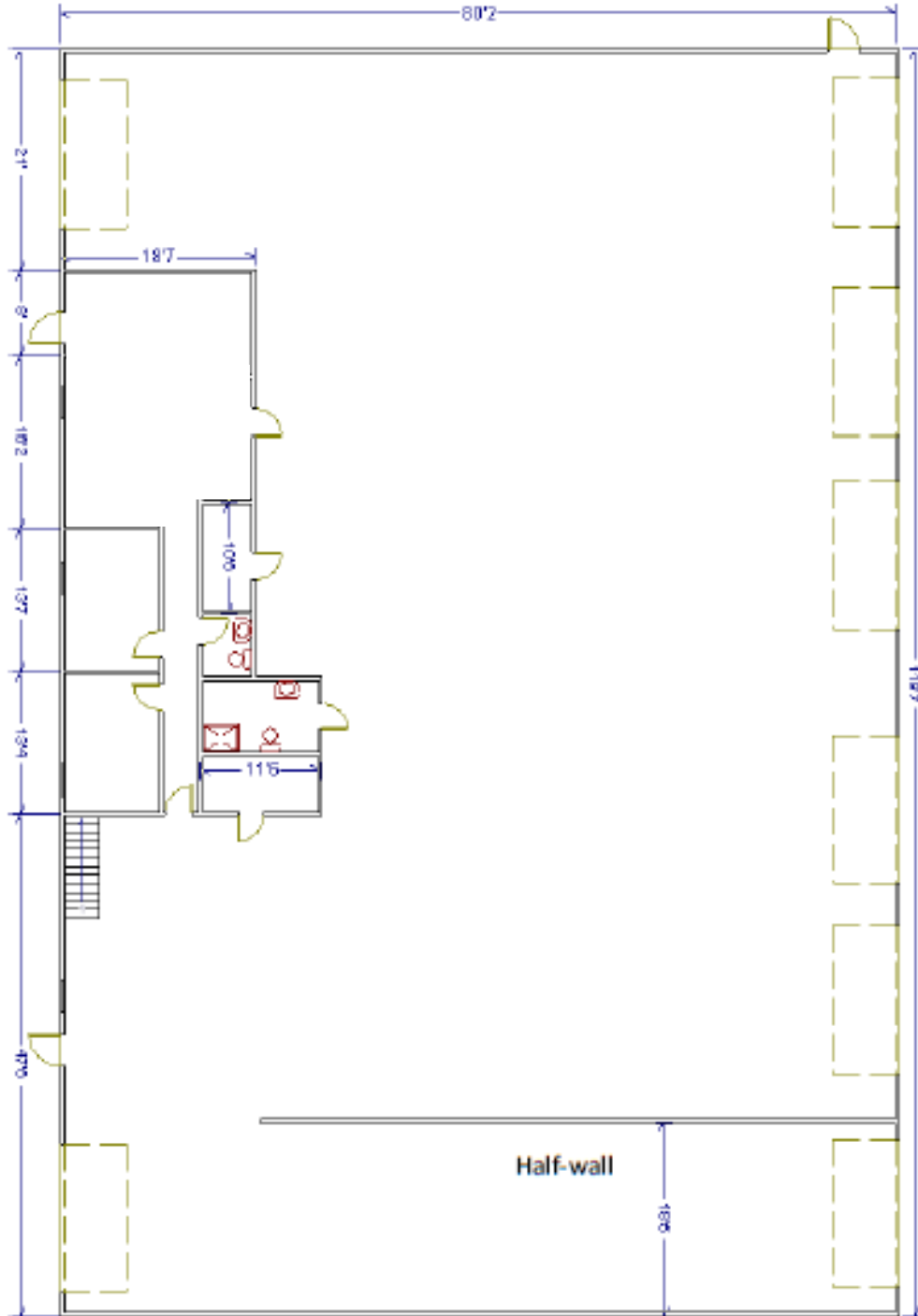
**YARD**

Graveled Throughout  
Rear Yard Fenced



*\*Note Landlord is completing repairs and cleanup, pictures have been taken during the process\**

# Floor Plan





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