



Unit A5, & B6
37 Burnt Basin Street, Red Deer, Alberta

Burnt Lake Industrial Units For Lease

1,200 - 5,600 SF
Available

\$12.00 PSF
Lease Rate

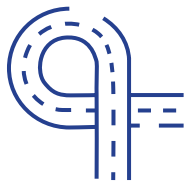
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Property Overview

Available Area	Unit A5: ±5,600 SF Unit B6: ±1,200 SF Unit D1: ±3,200 SF Sold
HVAC	Radiant tube heating
Ceiling Height	22' Clear
Power	200 Amp, 120/240 Volts, 3 Phase (TBV)
Lighting	LED
Loading	14' x 16' OH Doors
Zoning	I1 Industrial (Business Service)
Lease Rate	\$12.00 PSF
Op. Costs	\$4.65 PSF (est. 2024)
Availability	Immediately



Easy Access to Major Thoroughfares and Highways



Double Row Paved Parking in Front

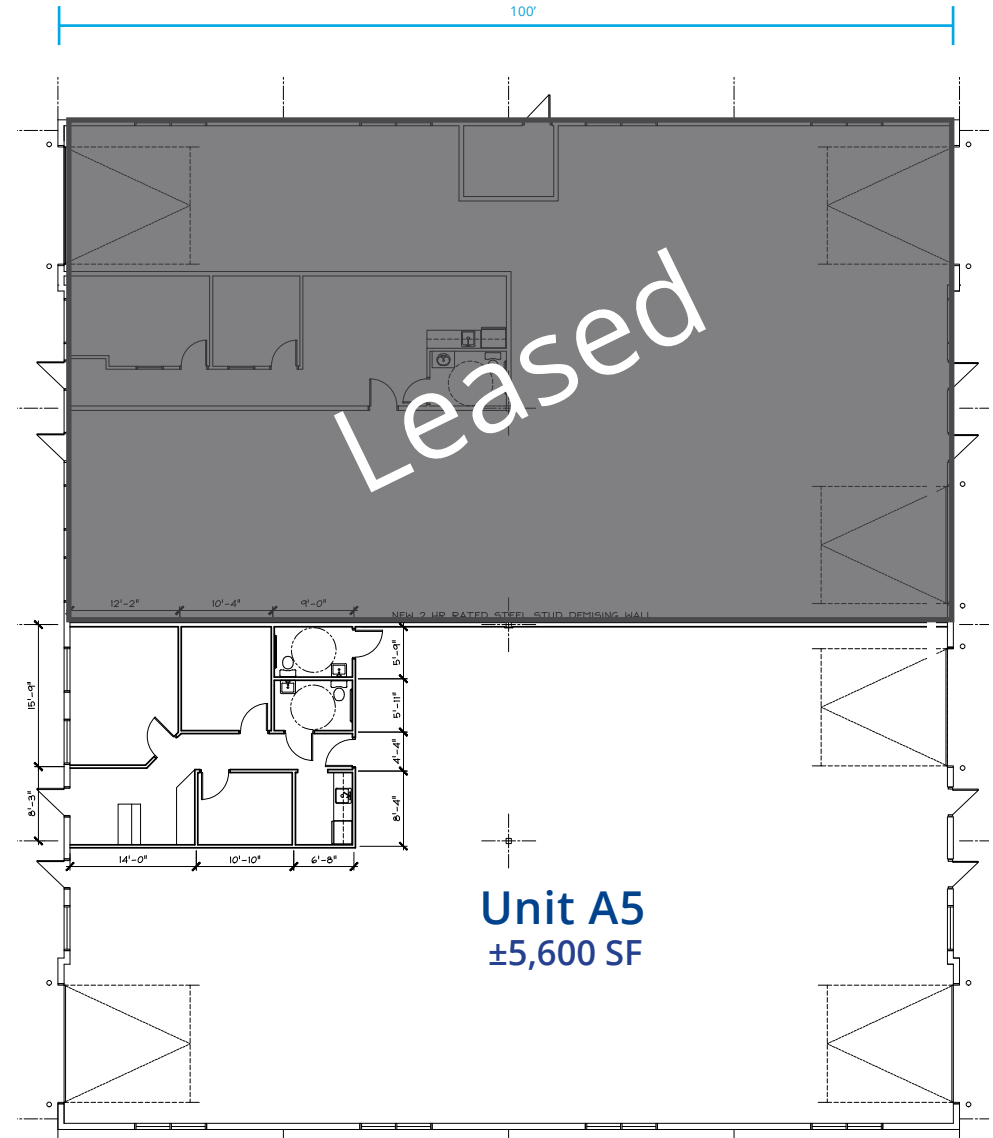
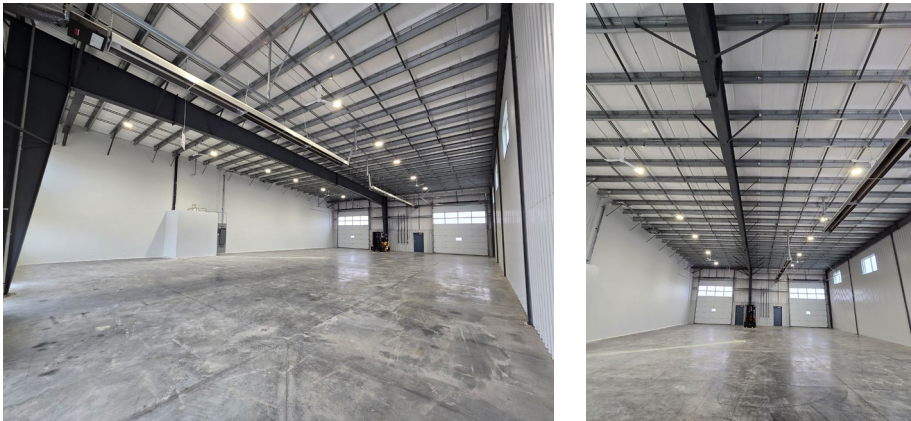


Floor Plans

Unit A5

Features

- Paved parking lot & rear loading area
- Flat level flooring, ideal for racking
- Standalone building
- Power can be upgraded to up to 800 Amp (TBV)
- 3 (12' x 16') Drive-In, 1 Drive-Thru Bay



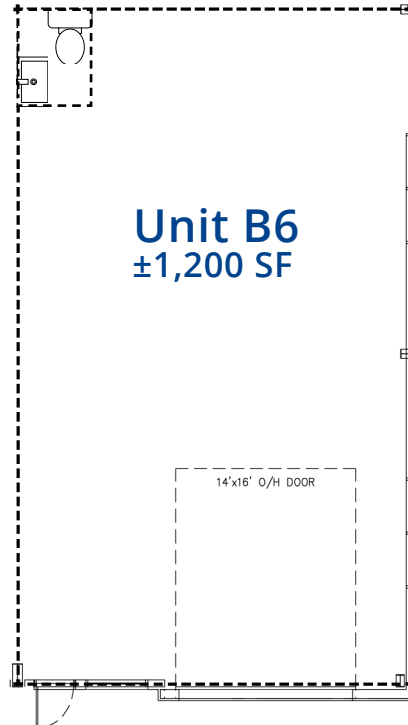
Proposed Office Buildout

Floor Plans

Unit B6

Features

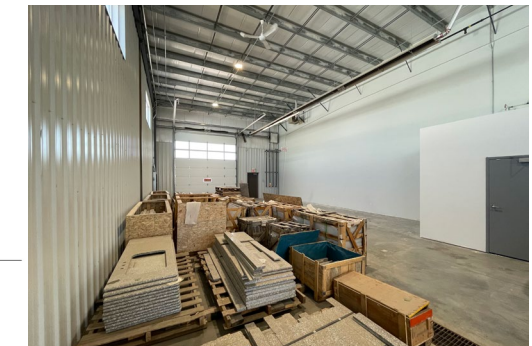
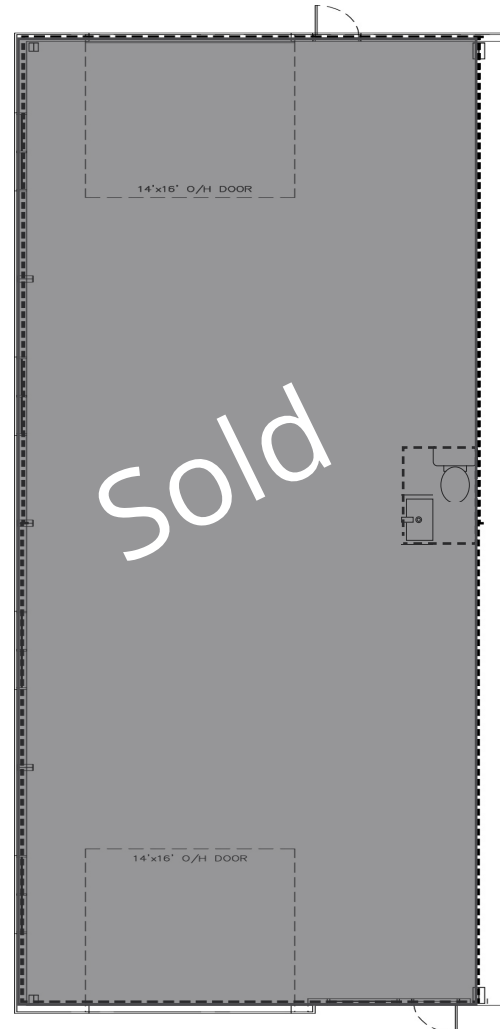
- Rear access
- Open warehouse with bathroom
- OH Loading (14' x 16')
- Floor drain

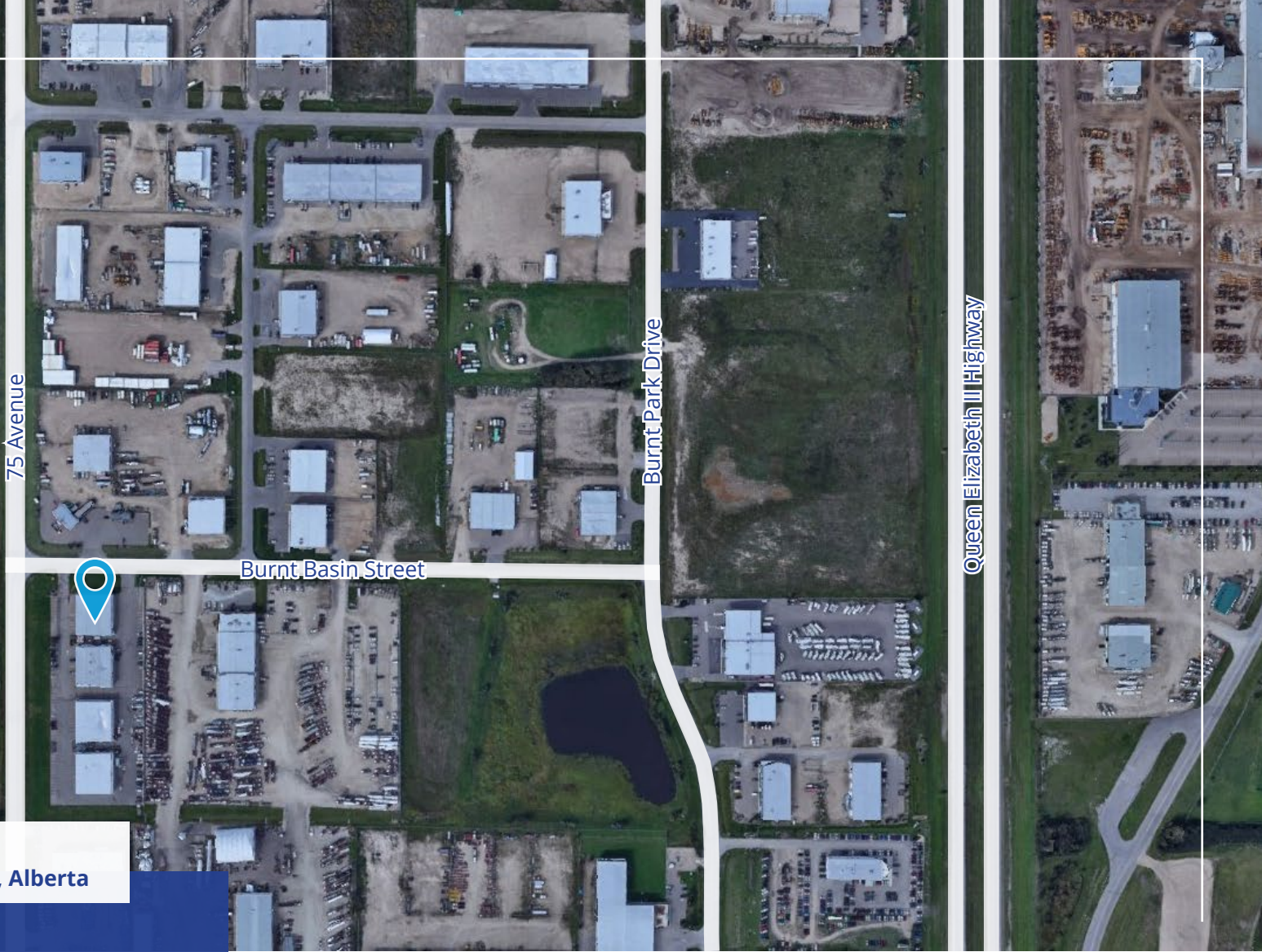


Unit D1

Features

- Trench drain and dual compartment sumps
- Open warehouse with bathroom
- Radiant tube, gas fired heaters
- 2 OH Loading (14' x 16') & 1 Sunshine Door





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