

BURBANK INDUSTRIAL PARK
FOR LEASE

#39 - 27123 HWY 597, LACOMBE COUNTY



LOCATION:

Burbank
Industrial Park



PROPERTY SIZE:

9,000 Sq Ft
2.5 Acres



ZONING:

I1 - Light
Industrial District



LEASE PRICE:

\$14 Per SF
NNN - TBD

PRESENTED BY

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THE PROPERTY

#39 27123 HIGHWAY 587

WELL MAINTAINED INDUSTRIAL SHOP FOR LEASE

9,000 Sq Ft industrial building situated on 2.5 Acres of land in Burbank Industrial Park, Lacombe County. This property includes:

- » **1,800 SF of office space**
 - Kitchen
 - Reception area
 - Multiple offices
 - 2x washrooms / 1x shower
- » **7,200 SF of shop space contains:**
 - Four 16' x 16' Sunshine doors
 - 24' Ceilings
 - 200 Amp/phase 3 electrical
 - Partition for wash bay
 - Pressure washer
- » **Built in 1999**
- » **Fully fenced yard with 2 remote controlled gates**
- » **2.5 Acres of gravelled yard**
- » **18x outside hitching posts**
- » **In floor heating through-out entire building**
- » **±1,800 square feet mezzanine**
- » **Easy access to Highway 2A**
- » **Zoning = I1 (Light Industrial District)**

Additional cost for this shop is TBD.



403.986.7777

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RE/MAX
COMMERCIAL
PROPERTIES

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PROPERTY DETAILS



PROPERTY DETAILS

MUNICIPAL:	#39 27123 HWY 587, Lacombe County
LEGAL LAND DESCRIPTION:	Lot: 7, Block: 1 Plan: 9824780
TOTAL SIZE:	Total Size of Building & yard SF of Shop = ± 9,000 SF Size of property = 2.5 acres
YEAR BUILT:	?
ZONING:	I1 - Light Industrial
PARKING:	Ample parking on gravelled lot



FINANCIAL DETAILS

FOR LEASE

LEASE PRICE:	\$14.00 PSF/ \$10,500 Monthly
NNN:	TBD
TOTAL:	TBD

*Plus GST

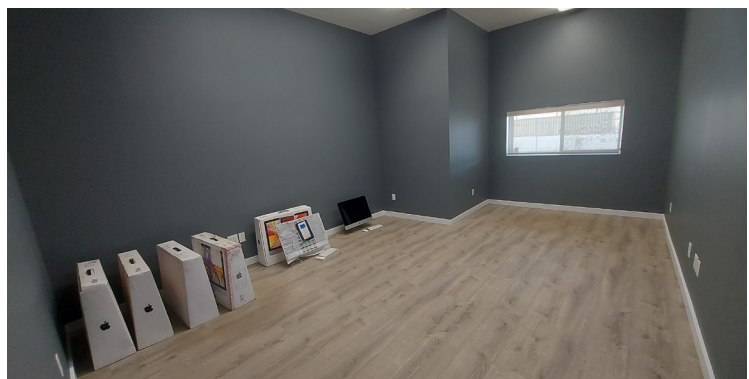
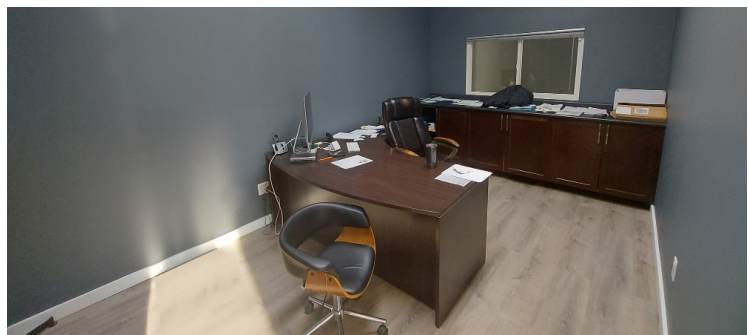
PROPERTY TOUR 



FLOOR PLAN AND PHOTOS



Office space



PROPERTY PHOTOS

Shop space

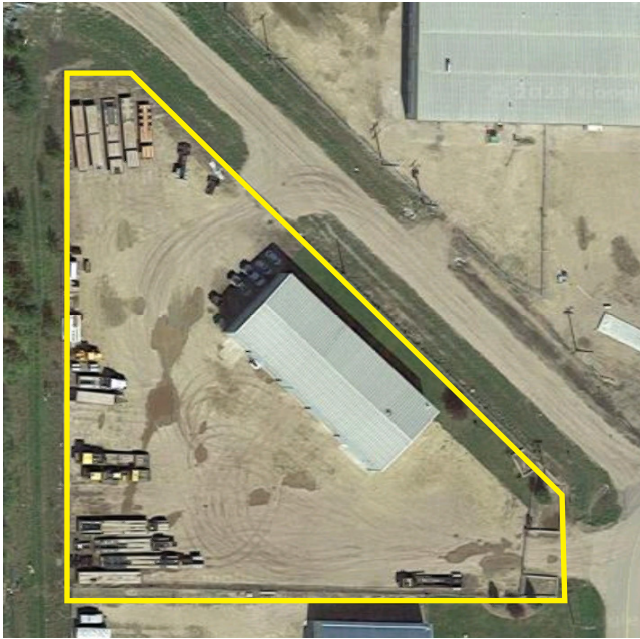


Mezzanine



MORE PHOTOS

Yard



LOCATION / MAP



CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE



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