

FOR LEASE

42 BURNT LAKE CRESCENT
RED DEER COUNTY, AB





About the Property

Two units are available in the burnt Lake Industrial Park, offering up to 7,065 sq. ft. of versatile industrial space.

Unit 104: This 3,550 sq. ft. industrial unit is well-maintained and available for immediate lease. The main floor features air-conditioned office space, comprised of a reception area, open workstation, two offices, a washroom, and a kitchenette. The shop area includes a washroom, an overhead door with a power opener, a sump, radiant heating, and a storage mezzanine.

Unit 102: Situated on the second floor, this 3,515 sq. ft. industrial unit includes two private offices and a large double office or boardroom. The air-conditioned shop area features a washroom, an overhead door with a power opener, a sump, radiant heating, and a storage mezzanine.

Tenants will have access to a yard area behind the unit along the west property line, with potential additional yard space available upon negotiation.

With quick access to the QEII Highway, Highway 11, and Highway 11A, this unit is ideally situated. Zoned BSI, it offers an excellent balance of office and warehouse space for various industrial needs.

LEGAL DESCRIPTION

Plan 0625523, Block 1, Lot 5

UNIT SIZE

3,550 SF - 7,065 SF

LOCATION

Burnt Lake Industrial (Red Deer County)

ZONING

BSI - Business Service Industrial

LEASE RATE

\$12.00 PSF

ADDITIONAL RENT

\$4.00 PSF

MONTHLY RENT

Starting at \$4,686.67 + GST

POSSESSION

Immediately

Unit 102

UNIT SIZE

Office:	1,250 SF
Shop (includes stairwell):	2,120 SF
Total:	3,515 SF

MONTHLY RENT

\$4,686.67 + GST

LOADING

(1) 14' x 16' Overhead Door w/ sunshine panels & power opener

HVAC

Radiant

DRAINAGE

Double Compartment Sump

CEILING HEIGHT

approx 19'6" at the west eaves, increasing to approx 21'

LIGHTING

Hi-Bay

YARD

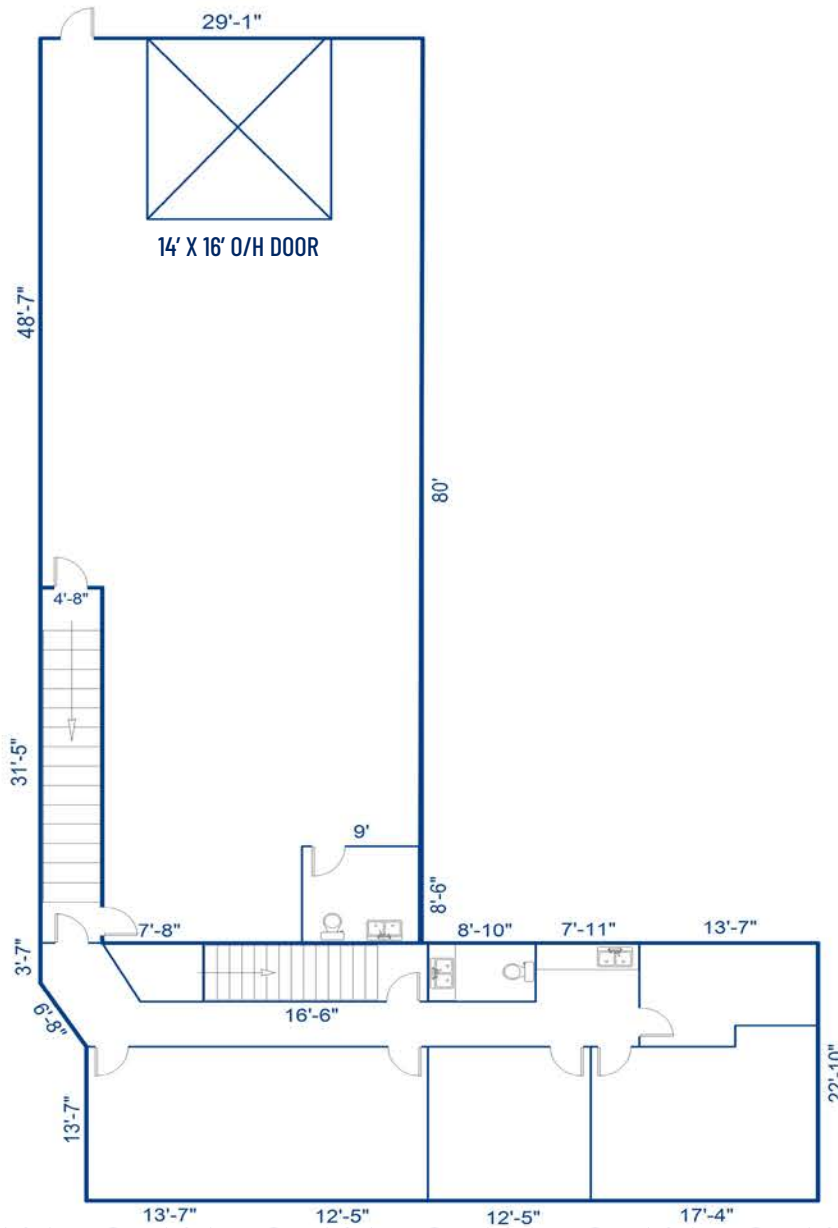
- › Tenant to have proportionate share, up to the width of the Leased space for yard area, directly behind and against the west property line
- › ***Additional yard space may be available, terms to be negotiated***

FEATURES

- › (2) offices and a large double office/boardroom
- › Washrooms
- › Air Conditioned
- › Storage Mezzanine



Unit 102 Floor Plan



Unit 104

UNIT SIZE

Office: 1,060 SF

Shop: 2,490 SF

Total: 3,550 SF

MONTHLY RENT

\$4,733.33 + GST

LOADING

(1) 14' x 16' Overhead Door w/ sunshine panels & power opener

HVAC

Radiant

DRAINAGE

Double Compartment Sump

CEILING HEIGHT

approx 19'6" at the west eaves, increasing to approx 21'

LIGHTING

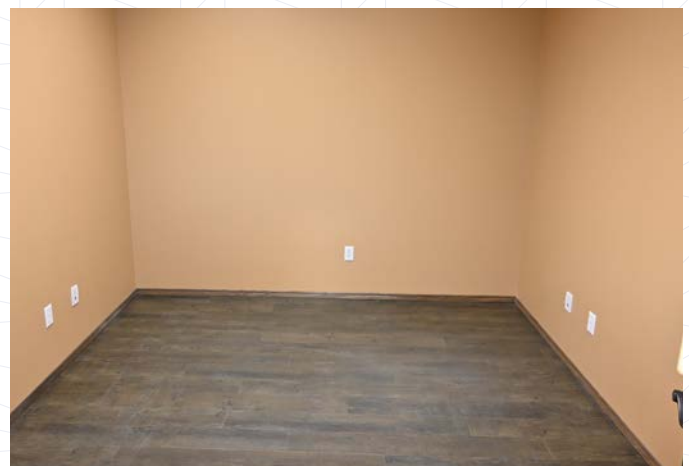
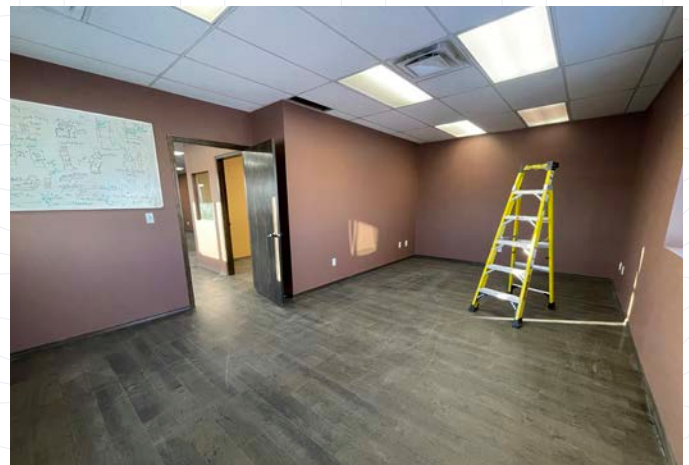
Hi-Bay

YARD

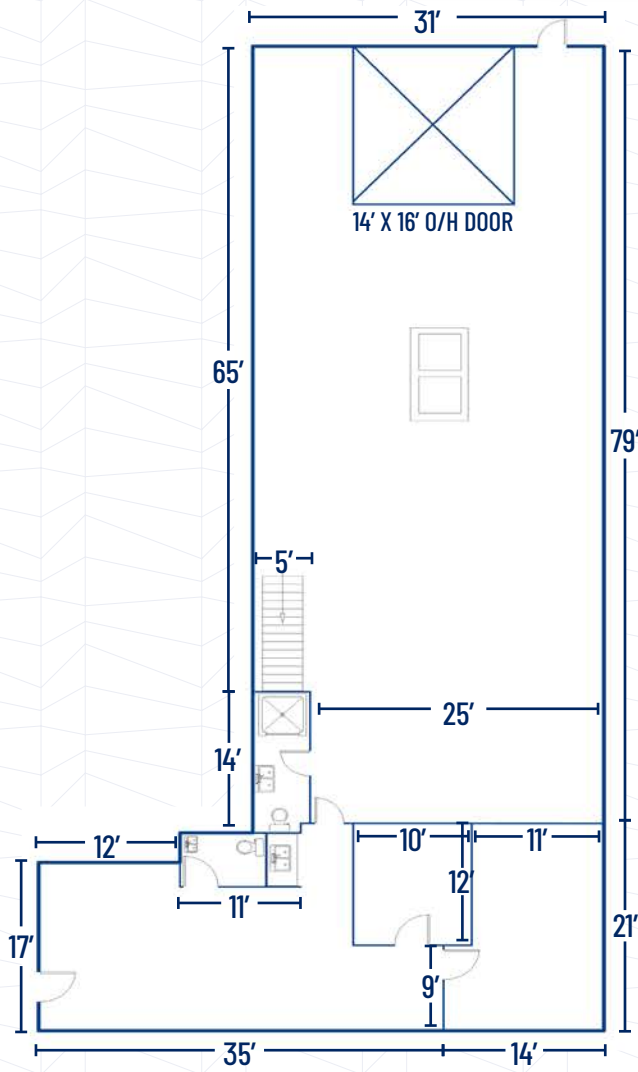
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FEATURES

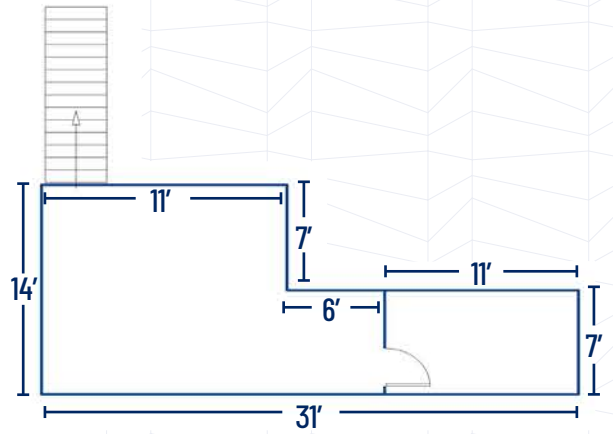
- › Large reception and open workstation area
- › (2) offices
- › Kitchenette
- › Washroom
- › Air conditioned
- › Storage mezzanine with storage room



Unit 104 Floor Plan



MEZZANINE



*Diagram May Not Be Accurate



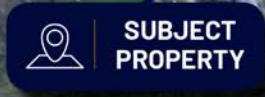
QUEEN ELIZABETH II HIGHWAY

HIGHWAY 11



BURNT LAKE CRESCENT

BURNT LAKE TRAIL



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