



For Sale or Lease

# 6403 Burbank Road SE

Up to ±15,005 Square Feet on ±1.15 Acres

Rare central market opportunity in Burns Industrial Park featuring both dock and drive-in loading, with multiple access points to the site.

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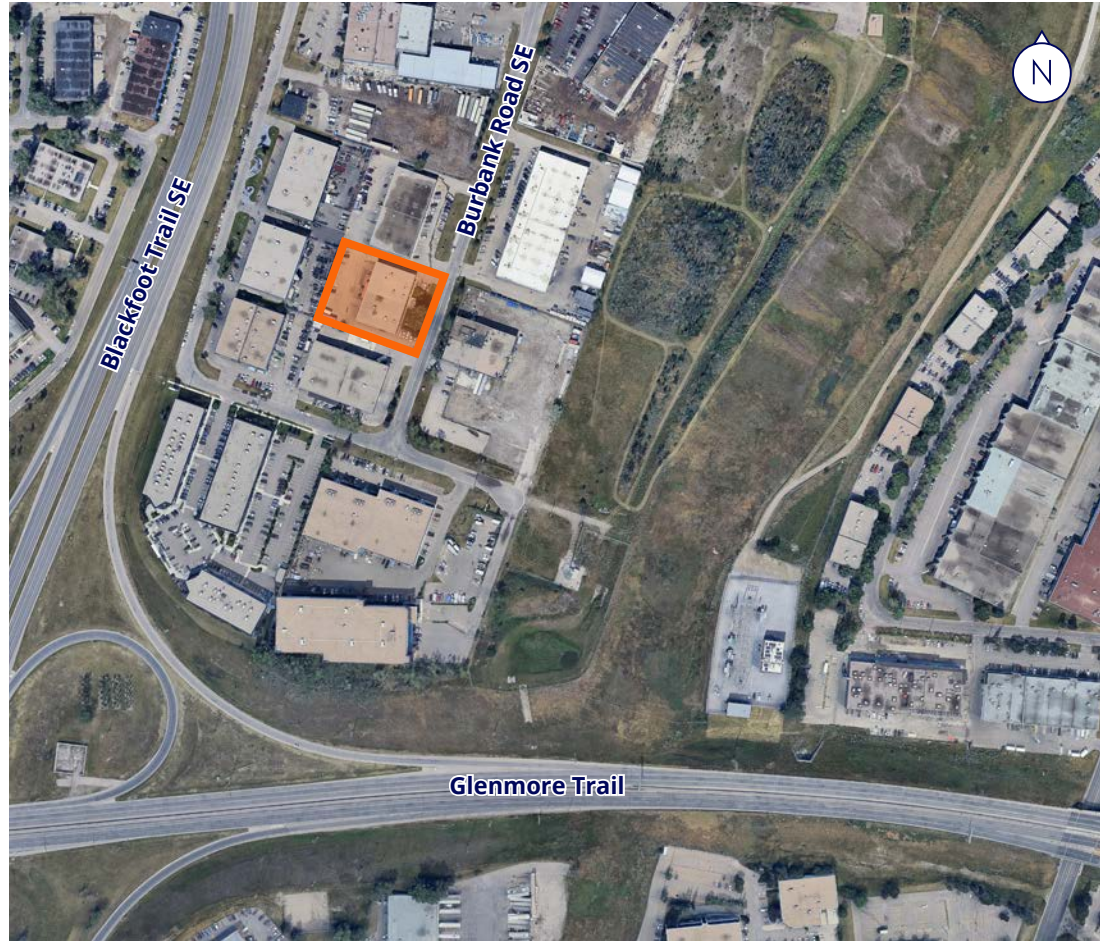
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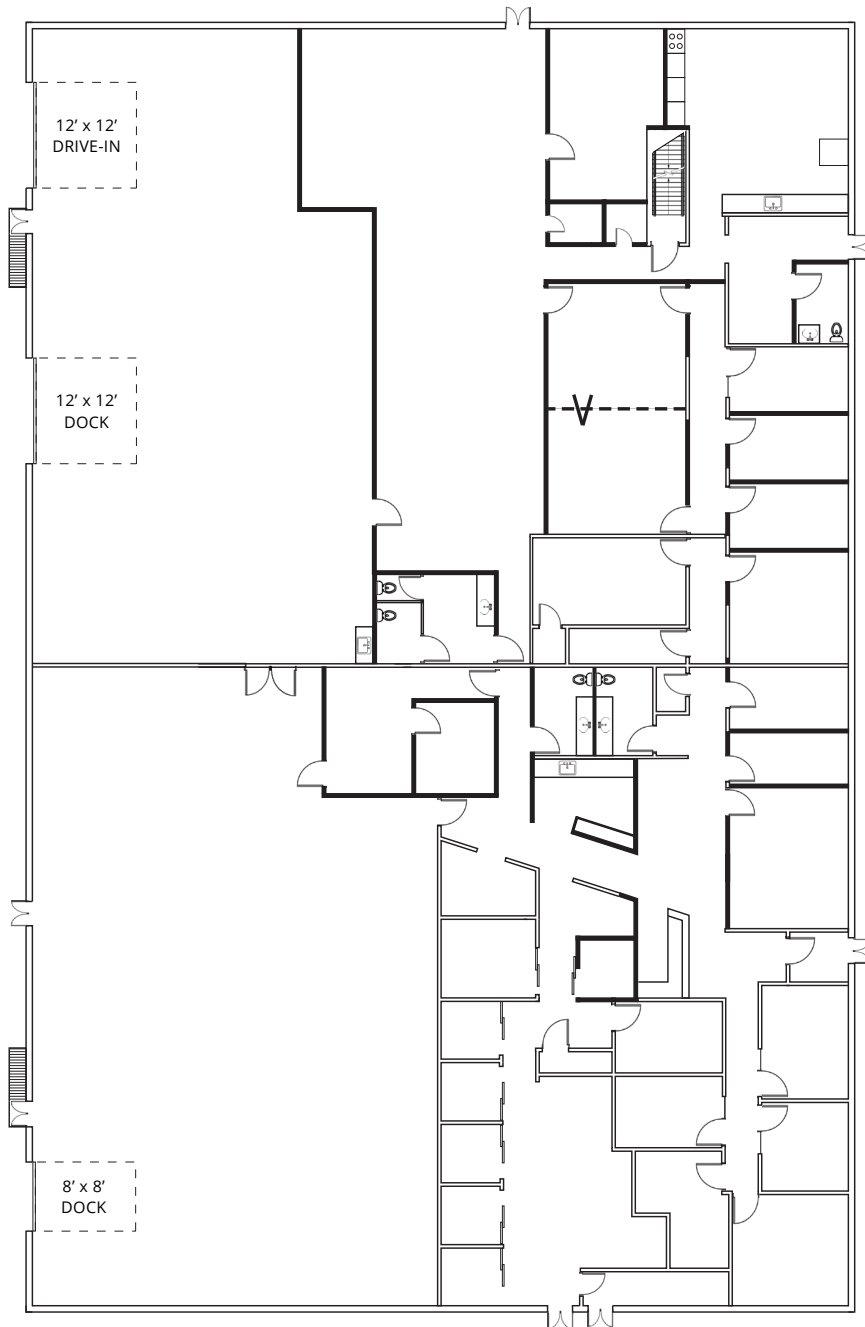
Accelerating success.

# Property Overview

<b>District</b>	Burns Industrial
<b>Zoning</b>	I-G, Industrial General
<b>Year Built</b>	1970
<b>Site Area</b>	±1.15 Acres
<b>Building Size</b>	Office Area ±8,200 SF Warehouse Area ±6,805 SF <b>Total ±15,005 SF</b>
<b>Loading</b>	2 Dock Doors, 1 Drive-In Door
<b>Ceiling Height</b>	17' Clear
<b>Power</b>	120 Amp, 208 Volt, 3 Phase (TBV)
<b>Lighting</b>	LED & T5
<b>Asking Lease Rate</b>	Market
<b>Operating Costs</b>	\$8.38 PSF (est. 2026)
<b>Asking Sale Price</b>	Market
<b>Taxes</b>	\$64,176.08 (est. 2025)
<b>Available</b>	60 Days Notice (Negotiable)



# Floor Plan



## Highlights

- **Ownership would consider sale-leaseback structure on a portion of the building**
- Two convenient access points onto site
- Fibre throughout
- HVAC and AC in warehouse
- Modern corporate offices with improvements
- Paved site with fenced yard and lockable gates
- Ample on-site employee and visitor parking
- Easy connectivity to Blackfoot Trail SE, Glenmore Trail and Deerfoot Trail

±15,005  
square feet available



Reception



Exterior Loading



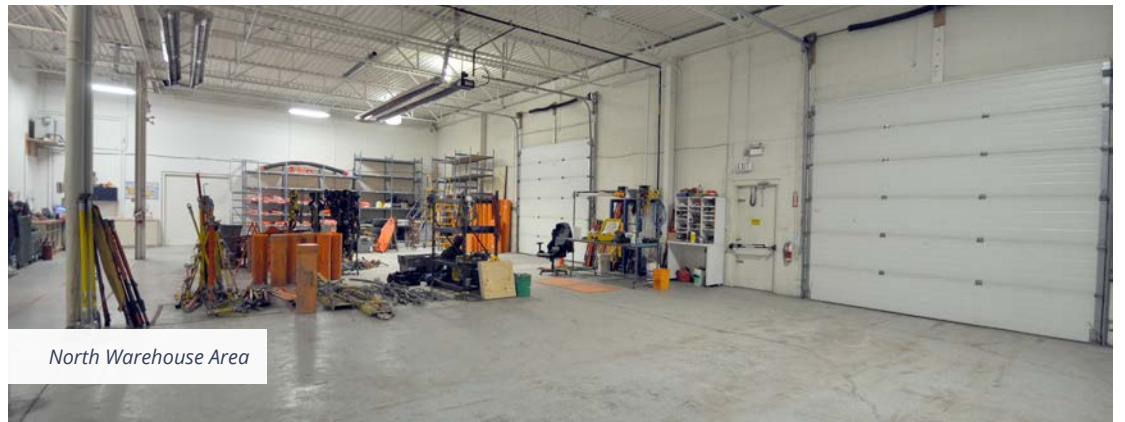
Kitchen/Lunchroom



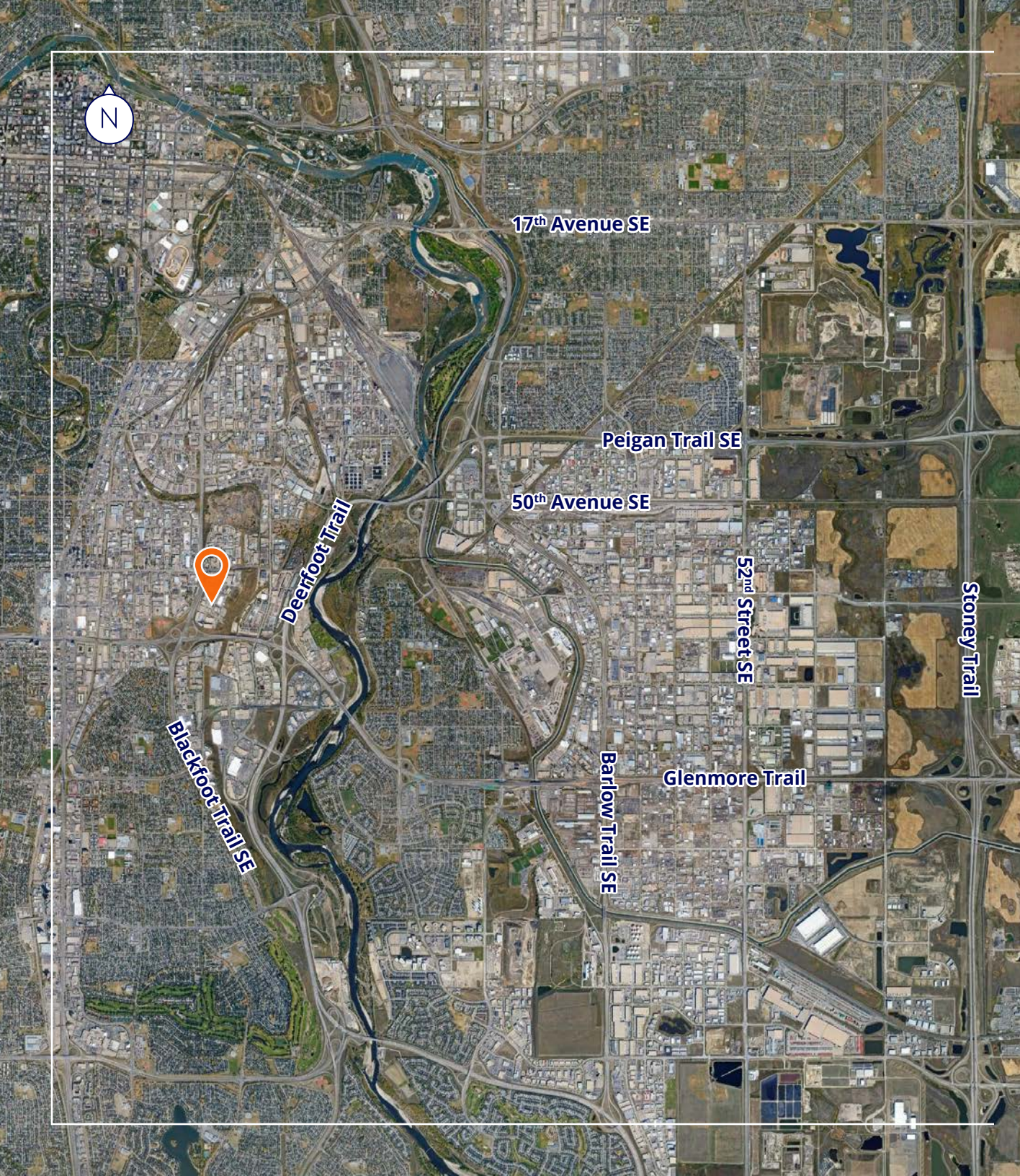
Front of the Building



Boardroom



North Warehouse Area



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