



12,800sqft of Showroom / Office / Shop with Highway 2 Exposure on up to 4.52 Acres

FORLEASE | 295 Burnt Park Drive, Red Deer County | AB

Premium quality mixed-use property consisting of 40% showroom, 30% office and 30% shop space. The building has direct exposure to the Queen Elizabeth II Highway (Highway 2). Building features include fully developed modern showroom with floor to ceiling windows, parts counter, drive-thru loading and make-up air system.

Introductory Rate:

\$9.50/SQFT

Contact us:

Chace Maris

Property Manager

+587 635 1999

commercials@stregis.ca

St. Regis Management (2019) Inc.
Main office: 18113-107th Ave NW
Edmonton, AB T5S-1K4



Features

- Excellent exposure to Queen Elizabeth II Highway (Highway 2)
- Large, attractive showroom area with offices and reception desk
- Compressed air and water lines throughout shop, gas detection systems, fluid management system, drop down power, sumps and drains. Ready for hoists.
- Temperature controlled server room
- Upgraded HVAC and power systems
- Drive-thru loading
- Pylon signage available



Specifications

ADDRESS	295 Burnt Park Drive Red Deer County, AB
BUILDING AREA	±12,800 SF
SITE SIZE	4.52 Acres
LIGHTING	T5 & M/H
LOADING	4 (10' x 14') drive-in 2 (12' x 14') drive-in 3 drive-thru bays
POWER	800 Amps (TBV)
CEILING HEIGHT	22' Clear



TOP TO BOTTOM, LEFT TO RIGHT:
Parts Counter // Showroom // Warehouse // Office