

FOR LEASE

11,720 SF INDUSTRIAL SPACE
AVAILABLE IN BURNT LAKE



36 Belich Cresnet| Red Deer County

MOVE IN READY WAREHOUSE / DISTRIBUTION SPACE

Excellent opportunity to lease this beautifully maintained industrial warehouse or distribution space. Excellent visibility from QE II Highway makes a great opportunity to advertise your business. Most recognizable building from highway. Easily accessible from Highway 11 and Red Deer. Building specifics include the following:

- 2,700 SF main floor office space with 7 offices, file room, coffee area and front reception
- 6,300 SF shop space with loading dock, 8'x9' overhead door and two 16'x16' sunshine overhead doors
- 2,300 SF second floor office space with large boardroom and training room and plenty of storage space
- Building is situated on 1.5 acres of paved yard with an additional 1.5 acres of gravel yard to the south also available to lease to qualified tenants

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RE/MAX Commercial Properties
Unit 401, 4911 51 Street,
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403 986 7777
www.reddeercommercial.com

DETAILS

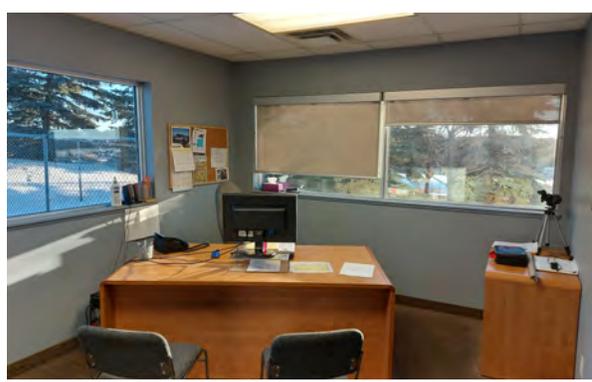
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|-------------------|-------------------------------------|
| NEIGHBOURHOOD | Belich Business Park |
| MUNICIPAL ADDRESS | 36 Belich Crescent Red Deer County |
| LEGAL DESCRIPTION | Plan 0121955 Lot 8 |
| SPACE TYPE | Industrial |
| BUILT | 2004 |
| POSSESSION | Immediate |
| PARKING | Paved Lot |
| ZONING | BSI Business Services Industrial |
| AVAILABLE SPACE | 11,300 SF |
| TERM OF LEASE | Negotiable |

FINANCIALS

| | |
|-----------------|--------------|
| NET RATE | Market Rates |
| OPERATING COSTS | TBD |



**PHOTOS DETAILING
HIGHWAY EXPOSURE
LOTS SIZE
ADDITIONAL LAND FOR LEASE**



OFFICE PHOTOS



403.986.7777 | WWW.REDDEERCOMMERCIAL.COM



THE INFORMATION CONTAINED HEREIN WAS OBTAINED BY FORCES DEEMED TO BE RELIABLE AND IS BELIEVED TO BE TRUE; IT HAS NOT BEEN VERIFIED AND AS SUCH, CANNOT BE WARRANTED NOR FORM A PART OF ANY FUTURE CONTRACT. ALL MEASUREMENTS NEED TO BE INDEPENDENTLY VERIFIED BY THE PURCHASER/TENANT



SHOP PHOTOS



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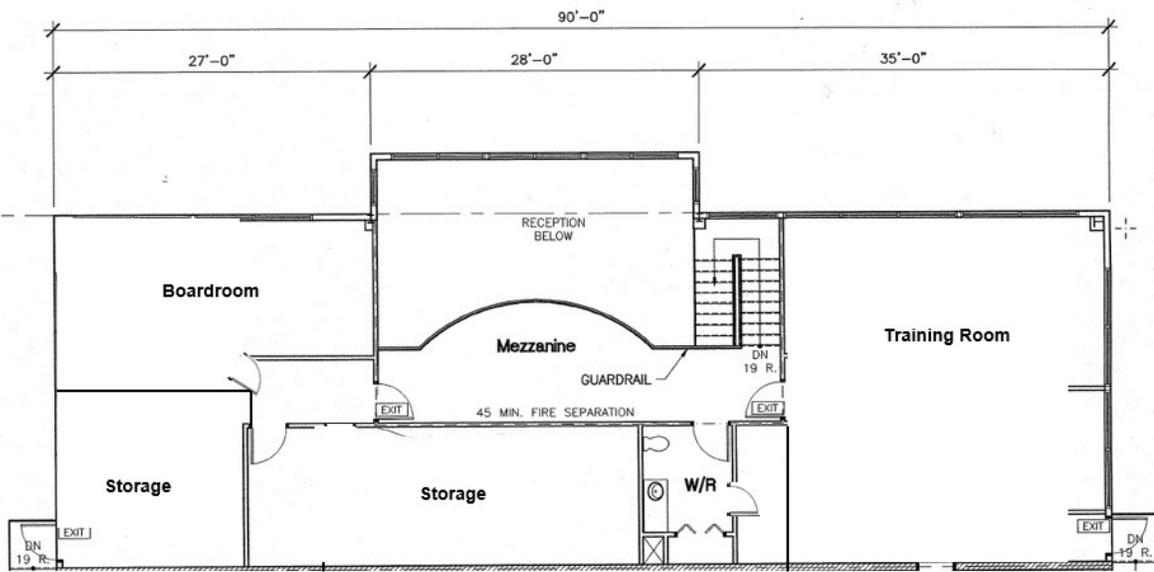
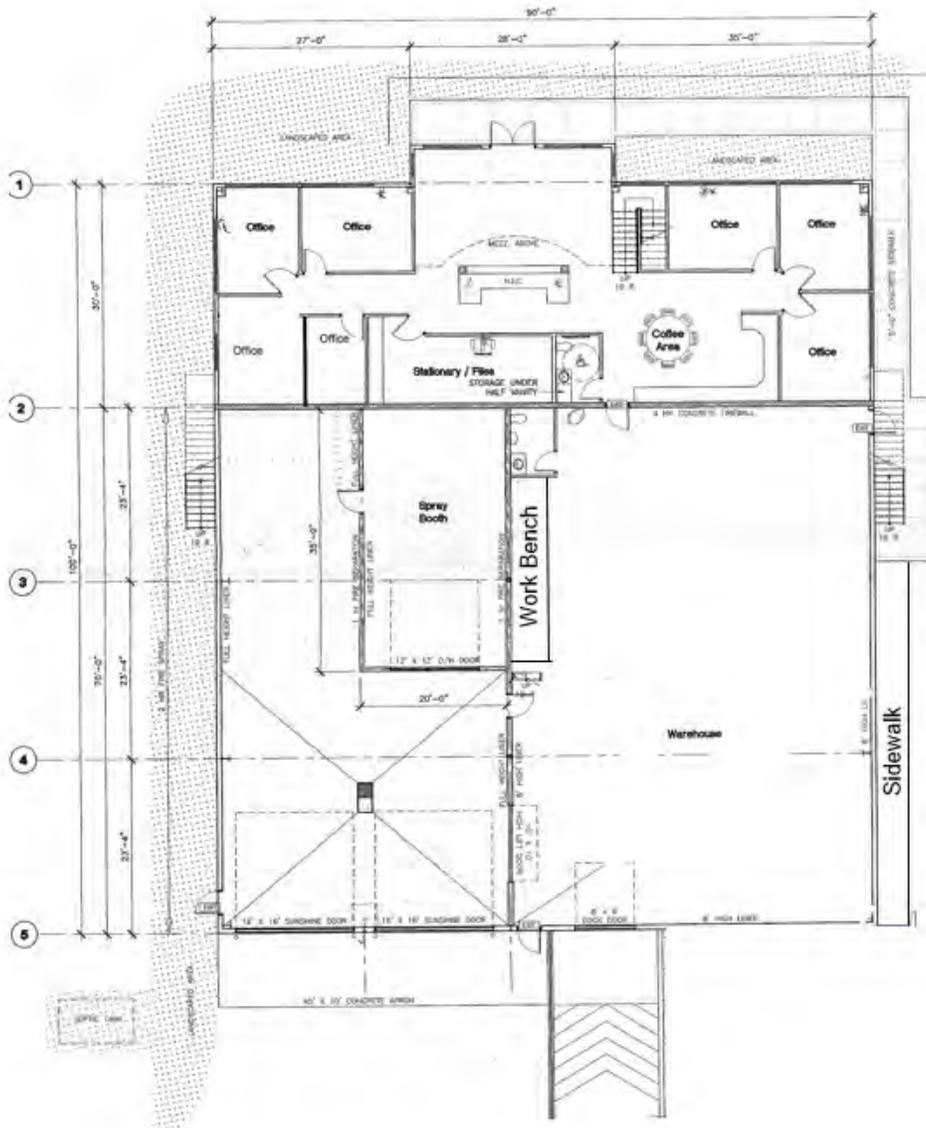


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FLOOR PLAN

TARGET TENANTS

- Distribution
- Shipping & Receiving
- Oil Field
- Agricultural
- Manufacturing
- Training Centres





The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.

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