

FOR LEASE

RE/MAX
COMMERCIAL
PROPERTIES

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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www.reddeercommercial.com

DETAILS

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



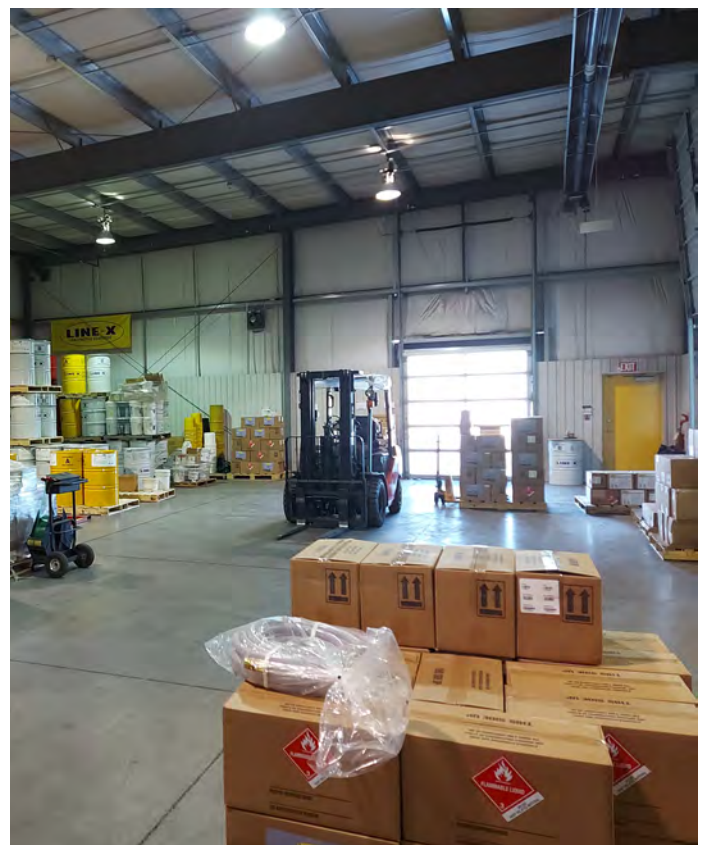
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SHOP PHOTOS

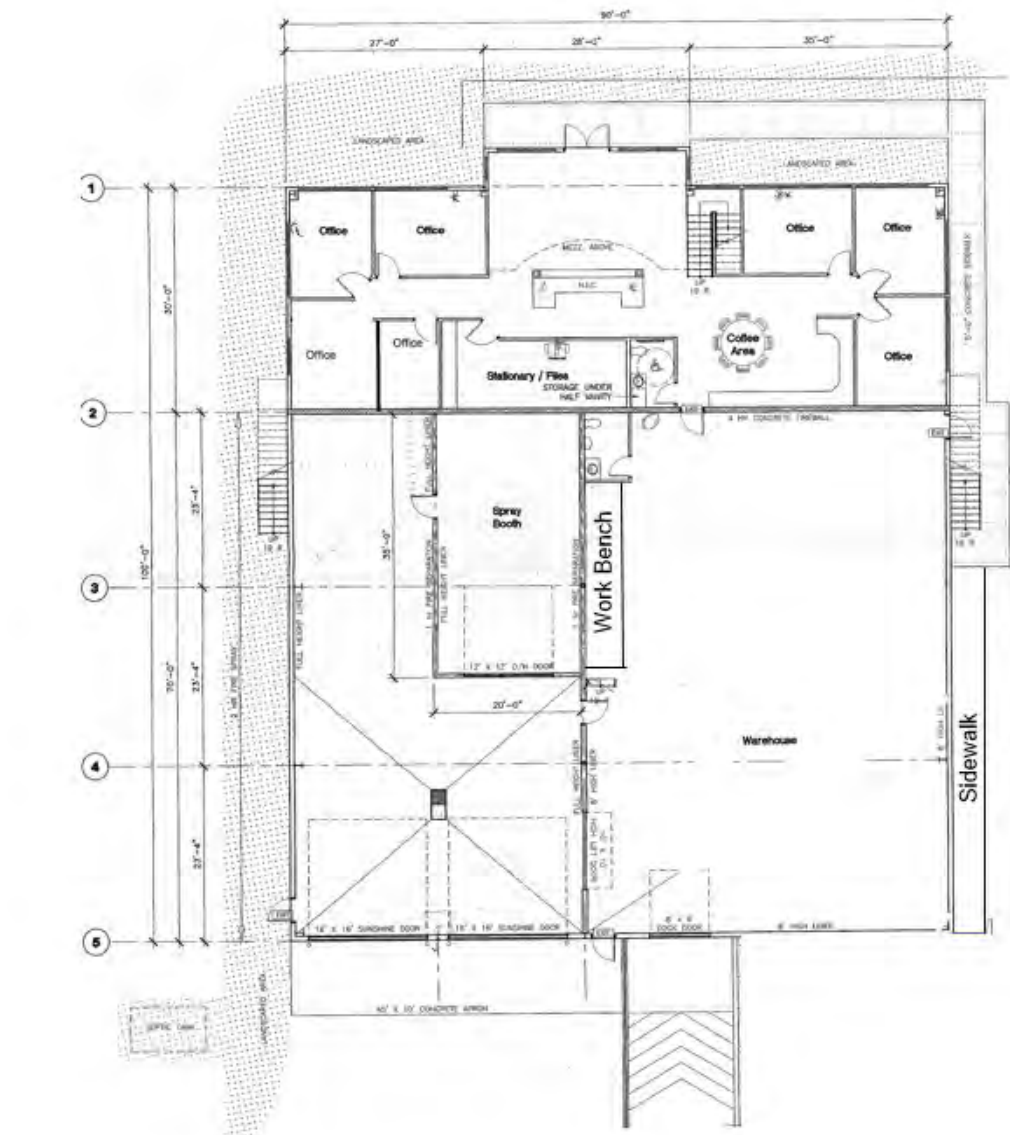


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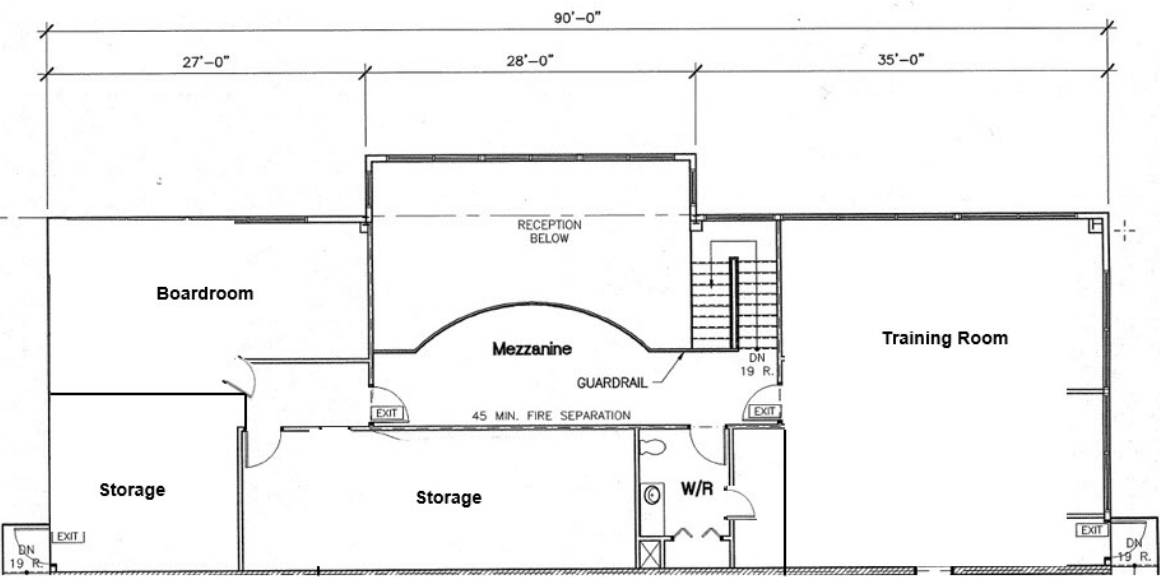
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FLOOR PLAN



TARGET TENANTS

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





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