

FREESTANDING INDUSTRIAL BUILDING
FOR SUBLEASE
280 BURNT PARK DRIVE, RED DEER



LOCATION:

Burnt Lake
Business Park



LEASE AREA:

±16,215 SF
3.01 Acres



ZONING:

MI - Medium
Industrial



LEASE RATE:

\$10.00 Per
Square Feet

PRESENTED BY

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THE PROPERTY

280 BURNT PARK DRIVE

Burnt Lake Business Park

16,215 SF freestanding industrial building available for Sub-Lease. The property is located on 3.01 acres and includes:

- » **4,729 SF of main floor office space**
 - Large showroom
 - Service department
 - Parts room
- » **3,621 SF of second floor office space**
 - Reception area
 - 1x upstairs Washroom
 - Second floor lunchroom
- » **Access to major highway QElI and Hwy 11**
- » **3.01 acre fully fenced yard**
- » **Two access points with rolling gates**

SHOP HIGHLIGHTS:

- » **2x 5-Ton cranes**
- » **20' Ceiling height**
- » **Radiant heat**
- » **LED lighting**
- » **8x overhead doors**
 - 6x (14'x 18') (3 drive thrus)
 - 1x (14'x 18') (1 drive in bay)
 - 1x (14'x 18') (1 wash bay)
- » **800 amp, 3-phase**

Additional Rent is estimated at \$4.88 per square foot for the 2024 budget year.



PROPERTY DETAILS / AMENITIES

PROPERTY DETAILS

MUNICIPAL:	280 Burnt Park Drive, Red Deer
LEGAL LAND DESCRIPTION:	Plan: 0224639 Block: CDE, Lot 8
TOTAL AREA:	± 16,215 Sq Ft
ZONING:	MI - Medium Industrial
YEAR BUILT:	2002
PARKING:	Paved front parking
LEASE PRICE:	\$10.00 PSF/ \$13,512.50 Monthly
NNN COST:	\$4.88 PSF/ \$6,594.10 Monthly
TOTAL COST:	= \$20,106.60 Monthly

*plus GST and utilities



PROPERTY FLOOR PLANS

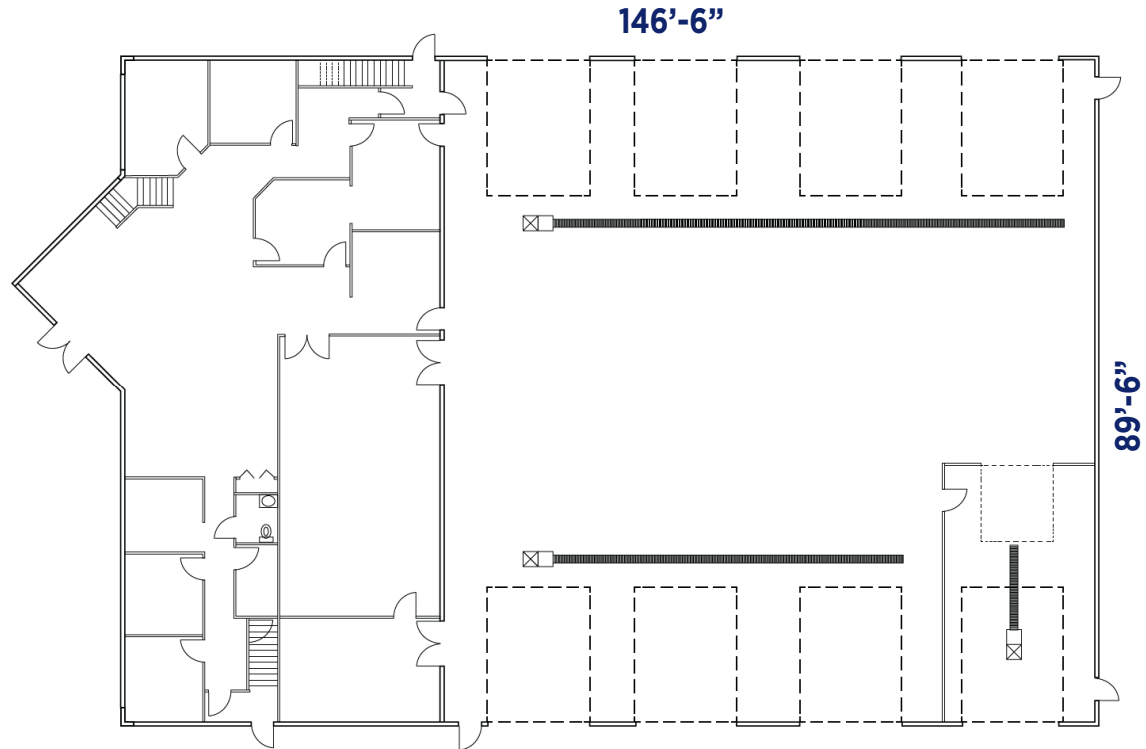
Main Floor

Front office space

- » 4,729 Square feet
- » One washroom
- » Large showroom space
- » Service station with counter and parts room
- » Multiple offices with windows

Shop

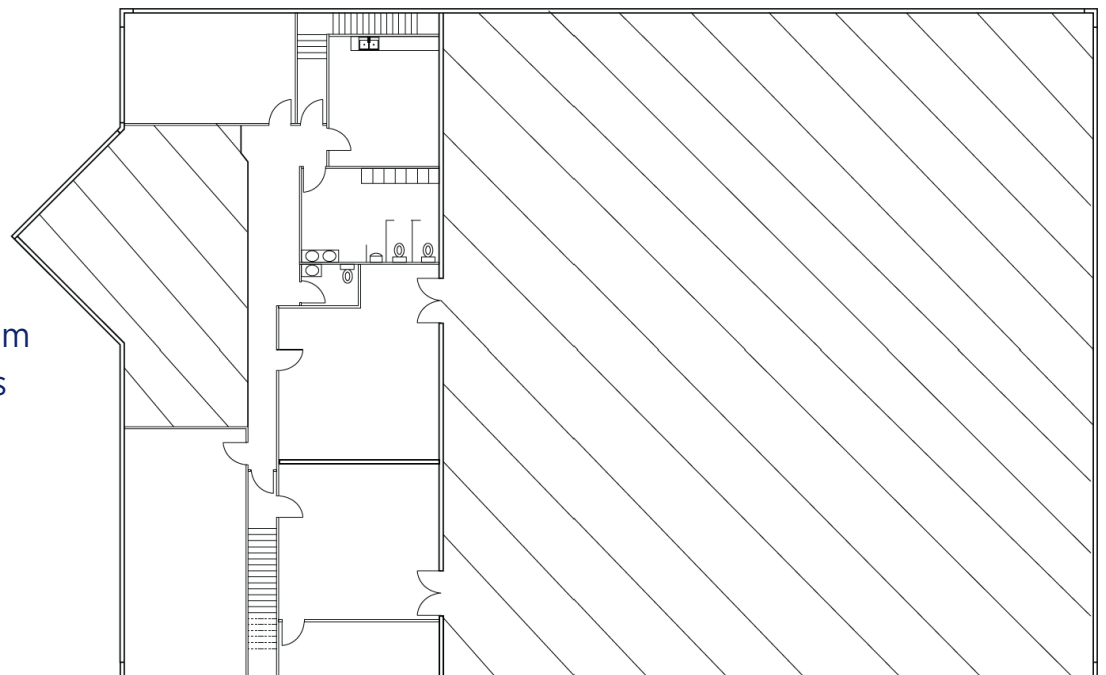
- » 7,865 Square feet
- » Eight (14'x18' OH doors)
- » 3 drive thru bays
- » 20' x 43' Wash bay
- » Additional parts room / office space



Second Floor

Office space

- » 3,621 Square feet
- » 2x washrooms
- » 2x storage rooms
- » Staff kitchen / lunchroom
- » 2x offices with windows
- » One large boardroom



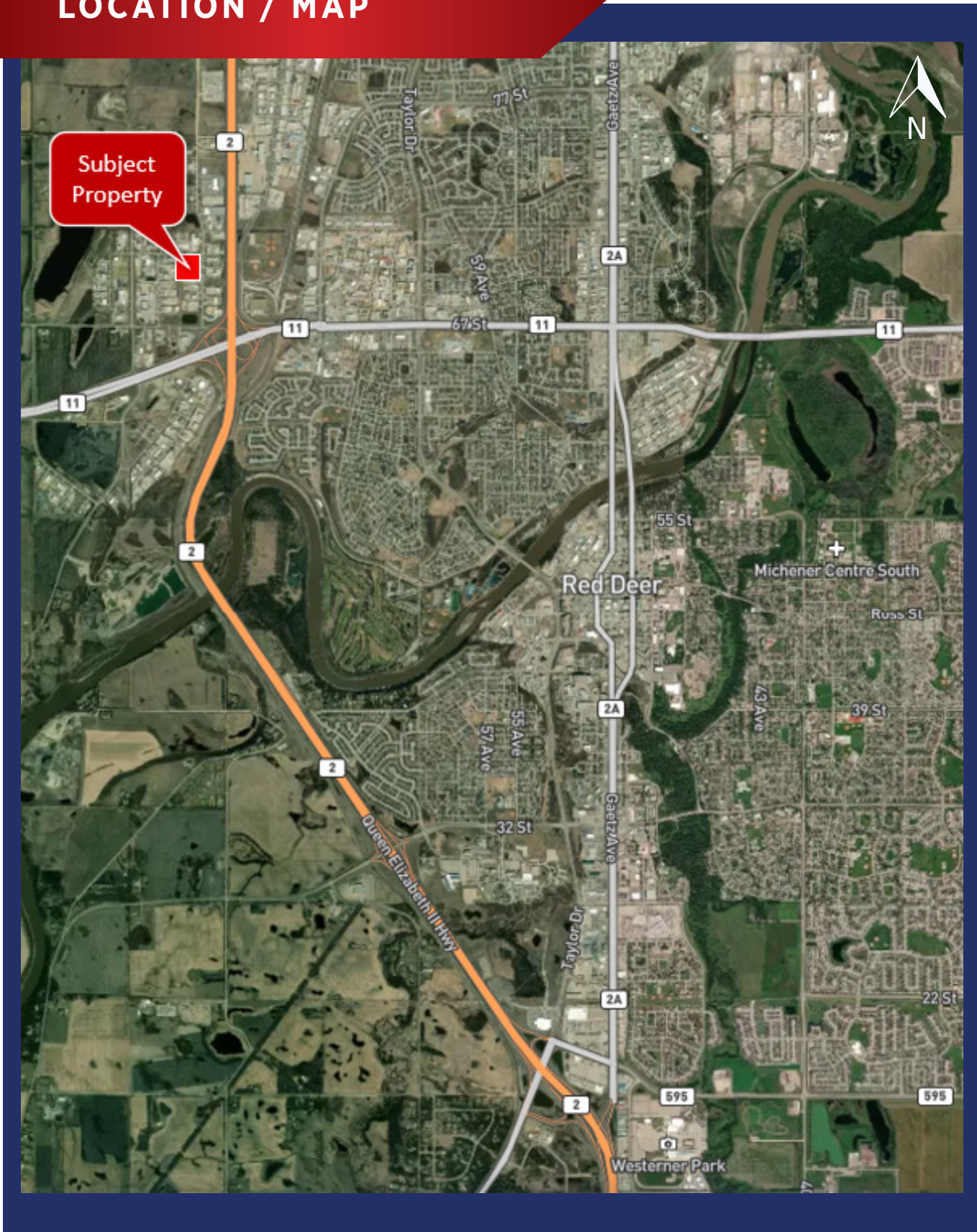
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION / MAP



403.986.7777

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RE/MAX
COMMERCIAL
PROPERTIES

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CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE



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