

FOR LEASE

253 BURNT PARK DRIVE

RED DEER COUNTY



LOCATION:

Burnt Lake



PROPERTY SIZE:

13,736 SF



ZONING:

BSI-Industrial



LEASE RATE:

\$10.00 Per SF

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THE PROPERTY

253 BURNT PARK DRIVE

BURNT LAKE INDUSTRIAL PARK FOR LEASE

This 5.02 Acre property is located on the NW corner of Highway 2 and Highway 11.

The North building was renovated and an addition was built in 2014. It features 1,435 SF of office space with a mezzanine on the second floor, offering the same square footage. The shop area is 12,300 SF with a double drive-thru wash bay and 9 overhead doors ranging from 18' x 12' to 14' x 14'.

The property is shared with the Tenant of the South building. The yard is a mix of gravel/pavement with partial fencing.



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PROPERTIES

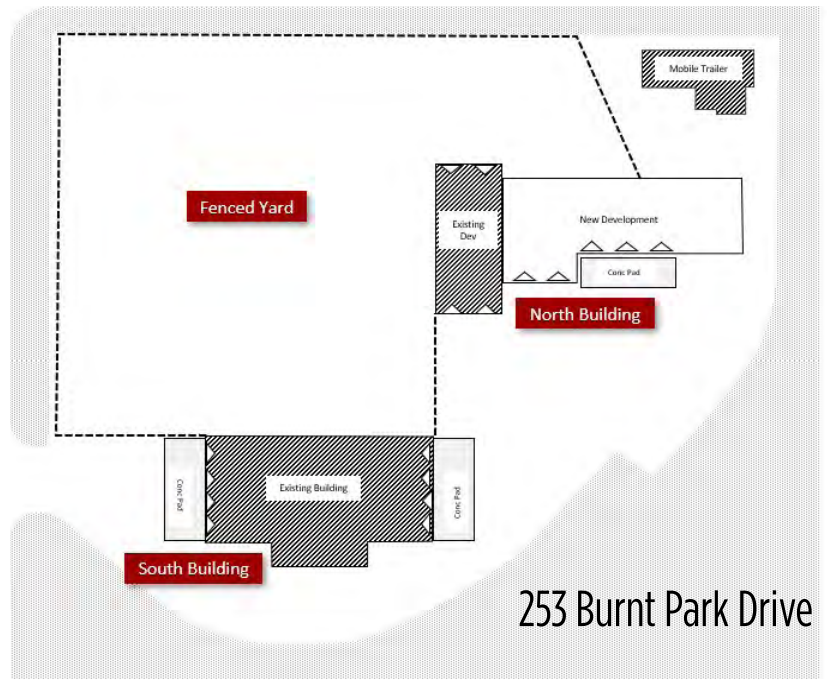
403.986.7777



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PROPERTY DETAILS & SITE PLANS



PROPERTY DETAILS

MUNICIPAL:	253 Burnt Park Dr, Red Deer County
LEGAL LAND DESCRIPTION:	Plan 1322443, Block 1, Lot 1
TOTAL SIZE:	Total Size of Building & Land <ul style="list-style-type: none"> • Building Size: 13,736 SF • Land Size: 5.02 Acres (Shared)
ZONING:	BSI - Business Service Industrial
PARKING:	Gravel/paved yard
LEASE RATE:	\$10.00 per SF
NNN:	\$3.75 per SF

*Tenant is responsible utilities
** Tenant is responsible for GST

**PROPERTY
TOUR**



NORTH BUILDING

Features

Total Area = 13,736 SF

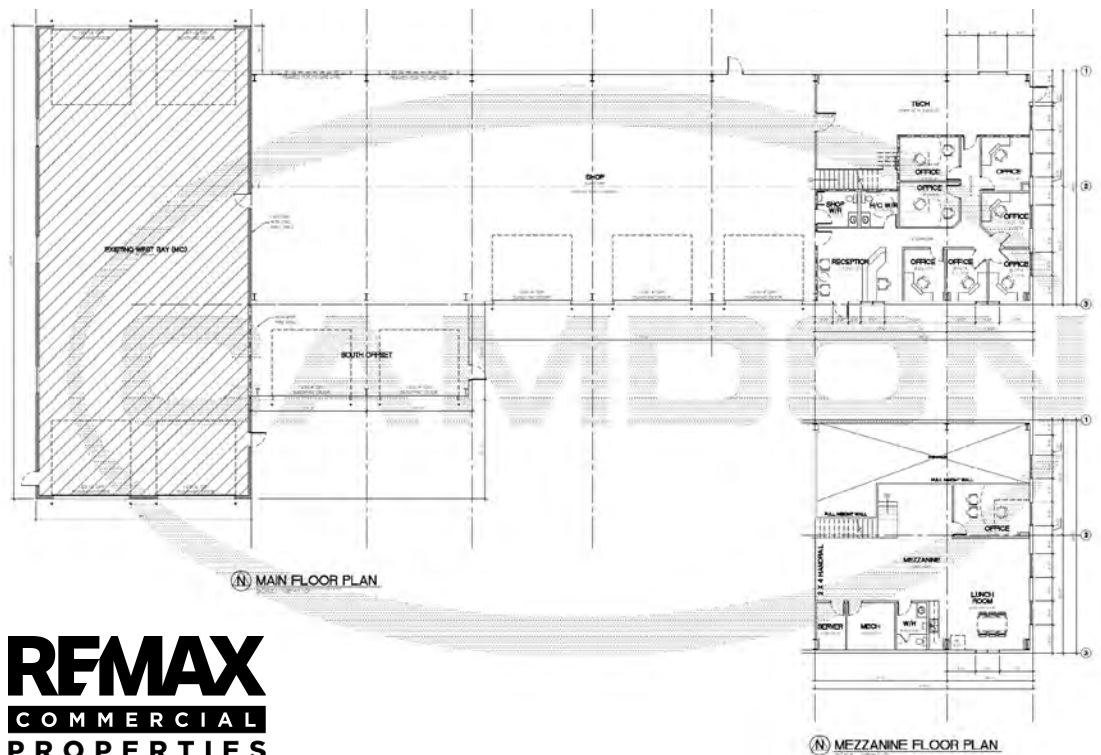
Shop Area = 12,300 SF

Main Office Area = 1,435 SF

Mezzanine = 1,435 SF

(2) Drive-Thru Bays (12'w x 18'h)

(5) (14'w x 14'h) Bay Doors



REMAX
COMMERCIAL
PROPERTIES

NORTH BUILDING



FENCED YARD & ADDITIONAL FEATURES

Features

Yard: Fenced with Gravel/Paved
Heating: Forced Air & Air Conditioning
Trench Sumps



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ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE

LOCATION/MAP



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