



Unit B6

37 Burnt Basin Street, Red Deer, Alberta

# Burnt Lake Industrial Unit For Lease

1,200 SF  
Available

\$12.00 PSF  
Lease Rate

**Blair McArthur**

Associate Vice President  
+1 403 391 0669  
blair.mcarthur@colliers.com

**Colliers**

Accelerating success.



# Property Overview

## Available Area

Unit A5: ±5,600 SF **Leased**

Unit B6: ±1,200 SF

Unit D1: ±3,200 SF **Sold**

## HVAC

Radiant tube heating

## Ceiling Height

22' Clear

## Power

200 Amp, 120/240 Volts, 3  
Phase (TBV)

## Lighting

LED

## Loading

14' x 16' OH Doors

## Zoning

I1 Industrial (Business Service)

## Lease Rate

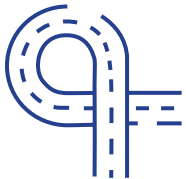
\$12.00 PSF

## Op. Costs

\$4.65 PSF (est. 2024)

## Availability

Unit B6: March 1, 2025



Easy Access to Major  
Thoroughfares and  
Highways



Double Row Paved  
Parking in Front



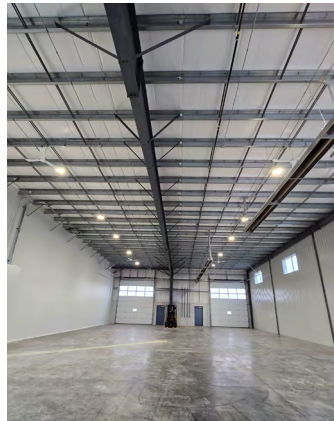


# Floor Plans

## Unit A5

### Features

- Paved parking lot & rear loading area
- Flat level flooring, ideal for racking
- Power can be upgraded to up to 800 Amp (TBV)
- 3 (12' x 16') Drive-In, 1 Drive-Thru Bay



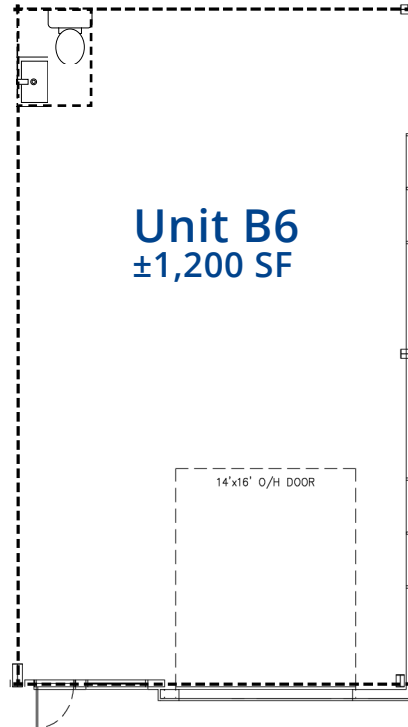
*Demising Options*

# Floor Plans

## Unit B6

### Features

- Rear access
- Open warehouse with bathroom
- OH Loading (14' x 16')
- Available March 1, 2025



## Unit D1

### Features

- Trench drain and dual compartment sumps
- Open warehouse with bathroom
- Radiant tube, gas fired heaters
- 2 OH Loading (14' x 16') & 1 Sunshine Door







Colliers

**Unit B6**  
**37 Burnt Basin Street, Red Deer, Alberta**

**Blair McArthur**

Associate Vice President  
+1 403 391 0669  
blair.mcarthur@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. CMN Calgary Inc.



[collierscanada.com](https://collierscanada.com)

Accelerating success.