

FOR LEASE

42 BURNT LAKE CRESCENT
RED DEER COUNTY, AB





About the Property

One unit remaining in the Burnt Lake Industrial Park, offering up to 3,515 sq. ft. of versatile industrial space.

Unit 104: **LEASED**

Unit 102: With the office component situated on the second floor, this 3,515 sq. ft. industrial unit includes two private offices and a large double office or boardroom. The shop area features a washroom, an overhead door, a sump, radiant heating, and a storage mezzanine.

Tenants will have access to a yard area behind the unit along the west property line, up to the width of the unit.

With quick access to the QEII Highway and Highway 11, this unit is ideally situated. Zoned BSI, it offers an excellent balance of office and warehouse space for various industrial needs.

LEGAL DESCRIPTION

Plan 0625523, Block 1, Lot 5

UNIT SIZE

3,515 SF

LOCATION

Burnt Lake Industrial (Red Deer County)

ZONING

BSI - Business Service Industrial

LEASE RATE

Unit 102 = ~~\$11.00 PSF~~ **\$10.00 PSF**

ADDITIONAL RENT

\$4.25 PSF

MONTHLY RENT

\$4,174.06 + GST

POSSESSION

Immediately

| Unit 102

UNIT SIZE

Office:	1,250 SF
Shop (not incl stairwell):	2,120 SF
Total:	3,515 SF

MONTHLY RENT

\$4,174.06 + GST

LOADING

(1) 14' x 16' Overhead Door w/ sunshine panels

HVAC

Radiant

DRAINAGE

Double Compartment Sump

CEILING HEIGHT

Approx 19'6" at the west eaves, increasing to approx 21'

LIGHTING

Hi-Bay

YARD

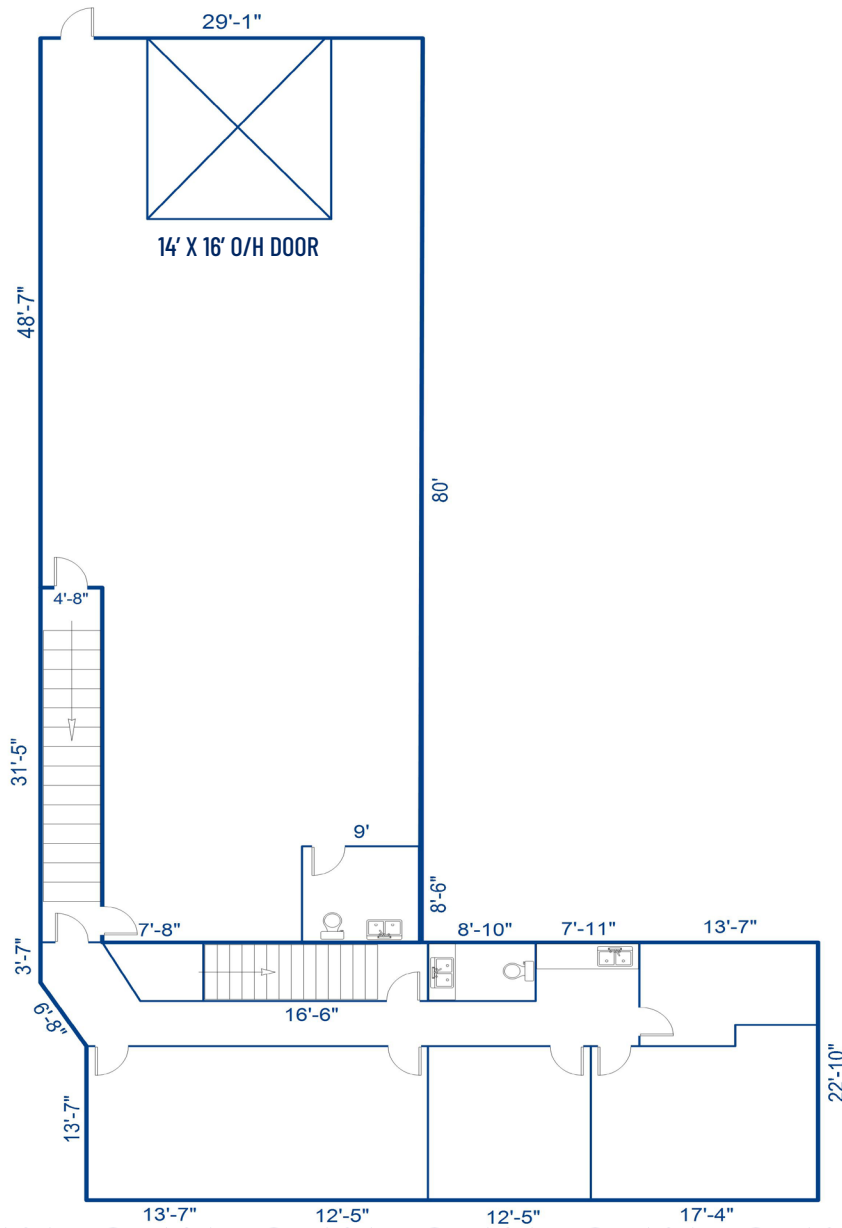
- › Tenant to have proportionate share, up to the width of the Leased space for yard area, directly behind and against the west property line

FEATURES

- › (2) offices and a large double office/boardroom
- › Washrooms
- › Air Conditioned Office
- › Storage Mezzanine



Unit 102 Floor Plan





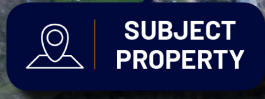
QUEEN ELIZABETH II HIGHWAY

HIGHWAY 11



BURNT LAKE CRESCENT

BURNT LAKE TRAIL



Central Alberta's Ambassador for Commercial Real Estate



#103, 4315 - 55 Avenue Red Deer, AB T4N 4N7
www.salomonscommercial.com

Mike Williamson
Listing Agent
403.314.6189
mike@salomonscommercial.com

Brett Salomons
Partner
403.314.6187
brett@salomonscommercial.com

Kelly Babcock
Broker/Partner
403.314.6188
kelly@salomonscommercial.com

Davin Kemshead
Associate
403.314.6190
davin@salomonscommercial.com

Max Field
Associate
403.314.6186
max@salomonscommercial.com

Jordan Krulicki
Associate
403.314.6185
jordan@salomonscommercial.com