

# FOR LEASE

27127 - 47 HWY 597  
LACOMBE COUNTY, AB





## About the Property

28,100 SF industrial facility for lease situated on 10.23 acres in Burbank Industrial Park, with convenient access to Highway 597, Highway 2A, and the QEII Highway, facilitating efficient regional transportation and logistics. The property is zoned I-BI (Business Industrial District) under Lacombe County, supporting a wide range of industrial uses.

The office area totals 6,200 SF over two floors and offers a functional layout with a welcoming reception and waiting area, multiple private offices, a training room, bullpen work area, washrooms, and a lunchroom. The office interior was updated in 2020 with new flooring and paint and has been well maintained.

The shop area is designed for operational efficiency, with drive-in bays and a drive-thru wash bay equipped with elevated catwalks and two hotsy units for heavy-duty cleaning. The property is serviced by well and septic with a water treatment system to ensure high-quality potable water.

The fully fenced, compact gravel yard provides multiple access points, allowing for excellent circulation of trucks and equipment. This property presents an ideal opportunity for industrial users requiring significant shop and yard space in a strategic central Alberta location with flexible I-BI zoning.

### LEGAL DESCRIPTION

Plan 1621394, Block 1, Lot 3

### BUILDING SIZE

28,100 SF

### SITE SIZE

Building + Land: 4.23 Acres

Surplus Land: 6.00 Acres

Total: 10.23 Acres

### LOCATION

Burbank Industrial Park

### HIGH LOAD CORRIDOR

Direct access to Highway 597, part of Alberta's High Load Corridor—ideal for oversized and heavy haul transport. Find out more [here](#).

### ZONING

I-BI: Business Industrial District

### LEASE RATE

\$14.00 PSF

Surplus Yard (6.00 Acres): \$20,000/acre

### ADDITIONAL RENT

\$3.58 PSF

### POSSESSION

February 1, 2026

## Building Details

### BUILDING SIZE

Office (over two floors): 6,200 SF

Shop: 21,900 SF

**Total: 28,100 SF**

### LOADING

(1) 16' x 18' Washbay with Sunshine Doors

(5) 20' x 18' Drive In Bays

(2) 16' x 18' Drive In Bays

(1) 8' x 10' Fork Lift Access Door

### HVAC

- › Upgraded rooftop HVAC systems added in 2021
- › New high-efficiency boiler added in 2022
- › Radiant Heating

### LIGHTING

High Bay

### CRANE

5-ton capacity crane rail in place (Crane not installed)

### CEILING HEIGHT

Approx. 27' - 29'

### DRAINAGE

Trench Sumps

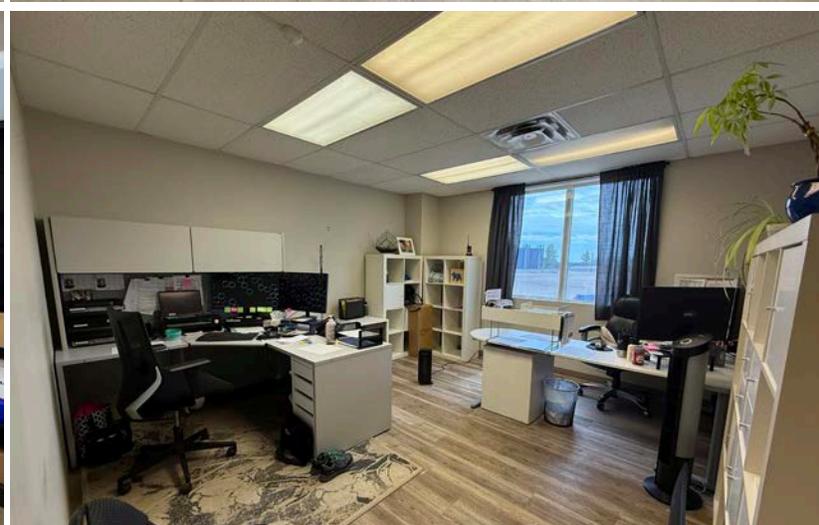
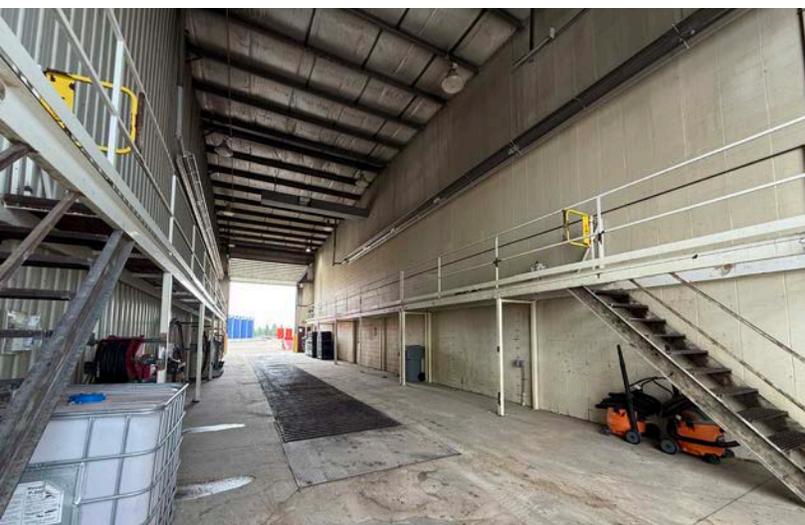
### YARD

- › Well-compacted gravel yard capable of accommodating heavy truck traffic year-round
- › Secure yard featuring multiple gated entrances

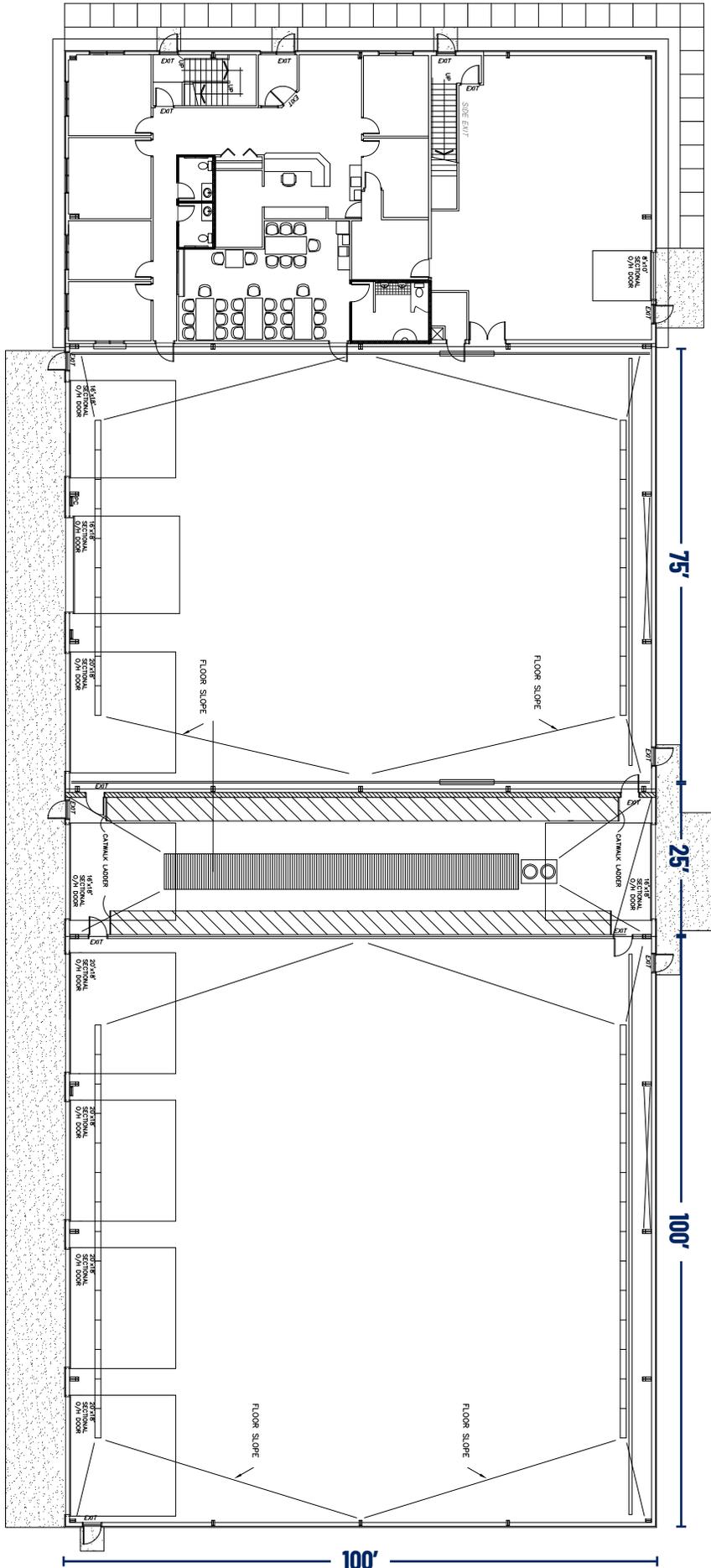
### FEATURES

- › Large, welcoming reception with adjoining open waiting area
- › Multiple Private Offices
- › Washrooms
- › Kitchenette
- › Lunchroom
- › Bull Pen Work Area
- › Training Room
- › Storage Room
- › Parts Storage
- › File Room





# Floor Plan

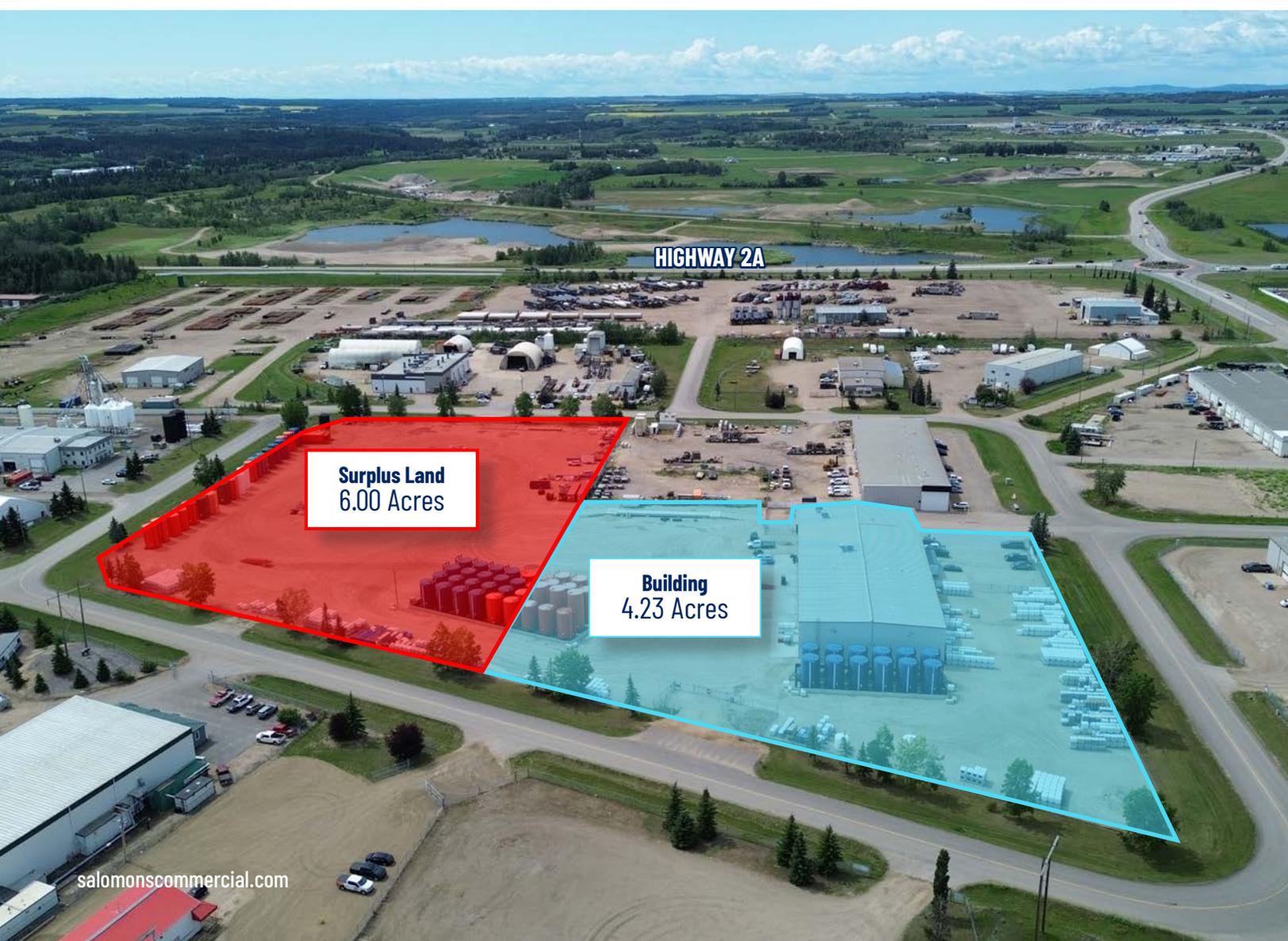


HIGHWAY 597

27127 - 47 Hwy 597

**Building**  
4.23 Acres

**Surplus Land**  
6.00 Acres



HIGHWAY 2A

**Surplus Land**  
6.00 Acres

**Building**  
4.23 Acres



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