

\$ - 259 Burnt Park Drive, Rural Red Deer County

MLS® #A2260306

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0 Bedroom, 0.00 Bathroom, 20,887 sqft
Industrial on 3.36 Acres

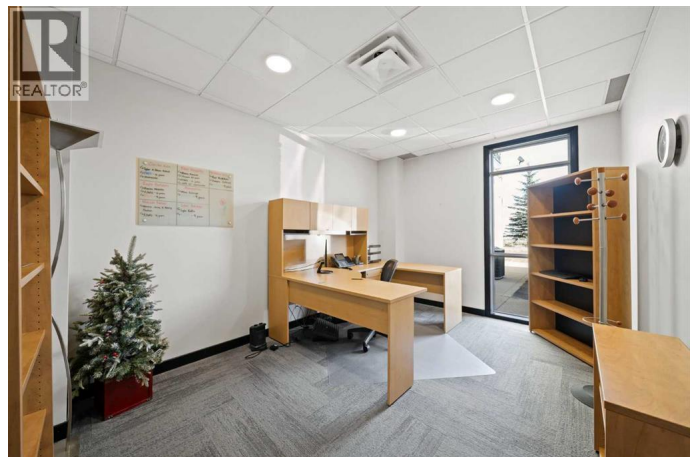
Burnt Lake Indust. Park, Rural Red Deer County, Alberta

This well-maintained industrial building on 3.36 acres is available for lease. The building is 20,887 SF (footprint) with a 4,000 SF $\hat{\pm}$ fully developed mezzanine built-out for office use. There is a large reception/waiting area, multiple private offices, a boardroom, staff lunchroom, storage space, and washrooms on both floors. The shop is split into 3 separate areas with (9) drive-in bays including (6) 12' x 14' overhead doors and (3) 14' x 14' overhead doors, a wash bay, and the building is equipped with 800 AMP Phase 3 Power. There is a large fenced compound yard with ample paved parking available. The property offers excellent visibility from Highway 2, with easy access to both Highway 11 and Highway 2. There is the potential to demise the building for a long term, qualified tenant. with 4,500 SF options up to 13,300 SF $\hat{\pm}$. Additional Rent is estimated at \$3.00 PSF for the 2025 budget year. The property is also available for sale. (id:6289)

Built in 2005

Essential Information

Listing #	A2260306
Bathrooms	0.00
Square Footage	20,887
Acres	3.36
Year Built	2005



Type Industrial

Community Information

Address 259 Burnt Park Drive
Subdivision Burnt Lake Indust. Park
City Rural Red Deer County
Province Alberta
Postal Code T4S2L4

Listing Details

Listing Office RE/MAX Commercial Properties



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