



Unit C3, C5 & C7  
37 Burnt Basin Street, Red Deer, Alberta

# Burnt Lake Industrial Unit For Lease

1,200 - 4,400 SF  
Available

\$12.00 PSF  
Lease Rate

**Blair McArthur**

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# Property Overview

## Available Area

Unit A5: ±5,600 SF **Leased**  
Unit C3: ±2,400 SF  
Unit C5: ±1,200 SF  
Unit C7: ±3,200 SF

## 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 C3: Immediate  
Unit C5: Immediate  
Unit C7: Immediate



Easy Access to Major  
Thoroughfares and  
Highways



Double Row Paved  
Parking in Front

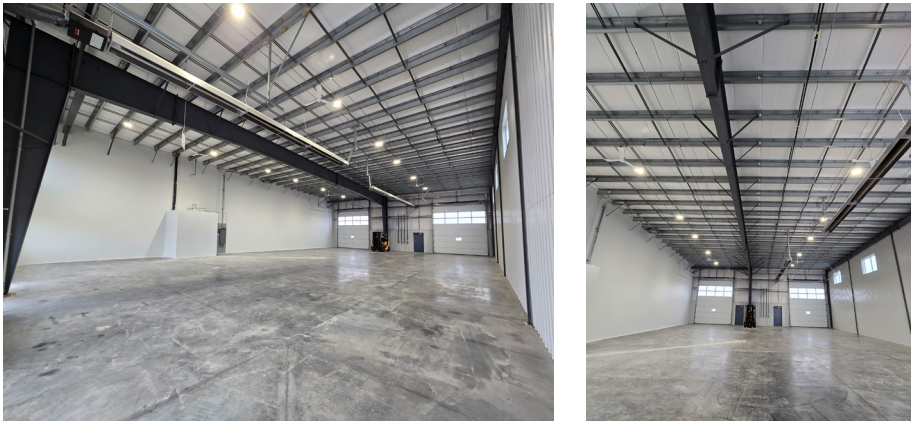


# Floor Plans

## 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



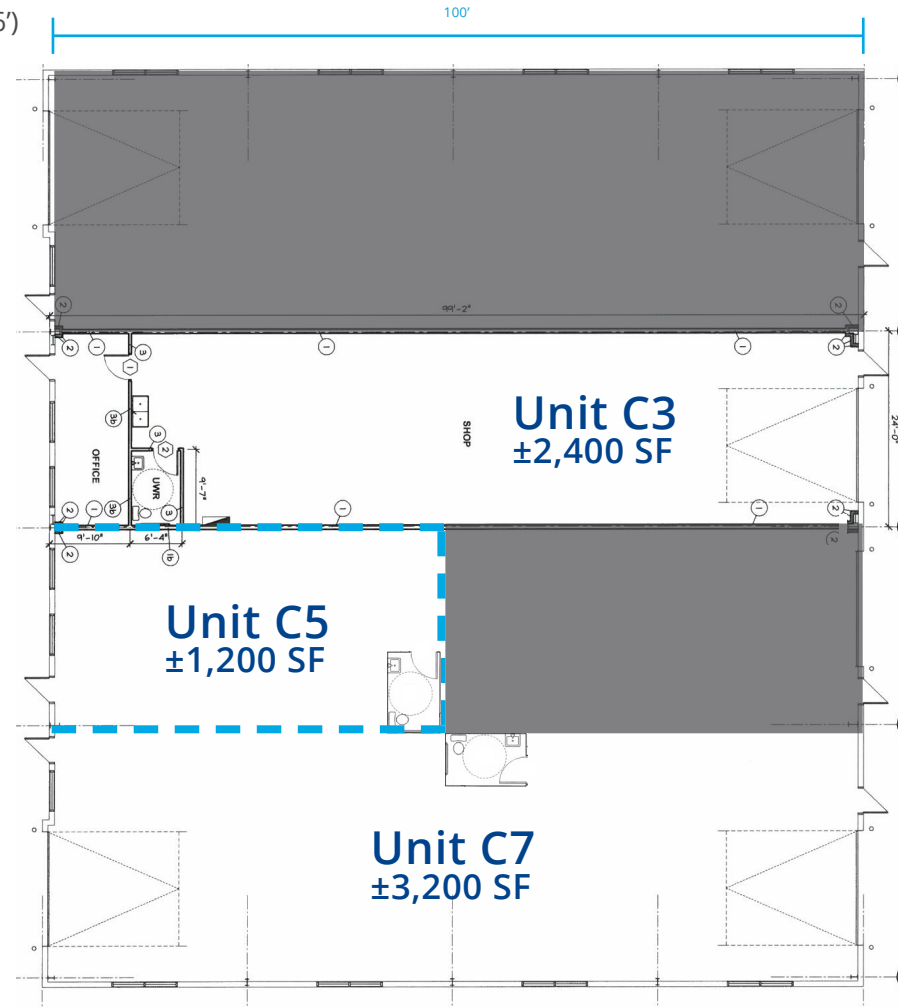
*Demising Options*

# Floor Plans

## Unit C3, C5 & C7

### Features

- Trench drains with dual compartment sumps
- Open warehouse with bathroom and office/reception
- Radiant tube heaters
- Drive-In & Drive-Thru loading options (14' x 16')



Unit C5 & C7 - Contiguous up to 4,400 SF



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