



Century Centre
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INDUSTRIAL PROPERTY FOR LEASE

(INFORMATION CONTAINED HEREIN IS BELIEVED
 TO BE ACCURATE BUT NOT WARRANTED AS SO.)

CODE:	Wilmar – Burnt Lake	ADDRESS:	Unit 6/7, 15 Burnt Bluff Street	ZONING	Light Industrial
SQ. FT.	7,042	LOT: 31	BLOCK:	1	PLAN: 062-7207
		CONDO UNIT		CONDO PLAN	
DIMENSIONS		WASHROOMS		UTILITIES:	Tenant pays power and natural gas
OFFICE/AREA:	Yes	NO. OF OFFICES		MEZZANINE	Yes
YARD:	See Notes	OVERHEAD DOORS:	1 – 10' x 12' 1 – 12' x 16' 2 – 8' x 10'	SUMP:	Yes – Trench
BASE RATE/SQ. FT.:	\$13.00 (Does Not Include Crane)	BASE RENT/MTH:	\$7,628.83	LOADING DOCK	Yes (2)
EST. NNN/SQ. FT.	\$3.80	EST. NNN/MTH:	\$2,229.97	ESC.	Yes – TBD
LSE TYPE (NNN/G):	NNN	TOTAL/MTH:	\$9,858.80		
KEYS:	See Mike	AVAILABLE:	June 1, 2018		
NOTES	<p>This is a uniquely designed space in a multi-tenant building located in the Burnt Lake Industrial area. Features 2 x Dock Level Loading Bays in addition to 2 x Drive-in Bays. There are 4 offices, 2 washrooms, reception and shop on the main floor, with lunch area and additional storage space on the mezzanine. Common graveled yard behind (suitable for big trucks) and paved parking in front of the building. Trench sumps, T5 florescent lighting and radiant heat in the shop.</p> <p>An exclusive fenced compound is available for an additional \$300.00/month.</p>				