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## INDUSTRIAL PROPERTY FOR LEASE

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

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