



Lease Rate:

Market Rates

±10,200 SF
On 4.00 Acres

Freestanding Industrial Building on 4.00 Acres For Lease

53 Burnt Lake Crescent, Red Deer County, AB

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Accelerating success.

CMN Calgary Inc.

Property Overview

Municipal Address	53 Burnt Lake Crescent, Red Deer County, AB
Location	Burnt Lake Industrial Park
Building Area	± 10,200 SF
Site Size	4.00 Acres
Ceiling Height	30' Clear
Cranes	2x 10-Ton Capable
Loading	(6) 16' x 18' OH Doors - 2x Drive-Thru
Power	2x 400A 240V panels - 600A to the building (TBV)
Make-Up Air	Yes (x2 units)
Drainage	Trench drains and sumps
Access	2x access / egress points with power rolling gates
Yard	Heavy compacted, graveled and fully secured
Air compressors	Yes (x2)
Op Costs	\$5.50 PSF (Est. 2026)
Lease Rate	Market Rates
Available	Negotiable

Building Features



2 Drive-Thru & 6
Drive-In Bays



Quick Access to
Highway 2, 11 &
11A



10-Ton Crane
Capability



Up To 600A Power
Capacity



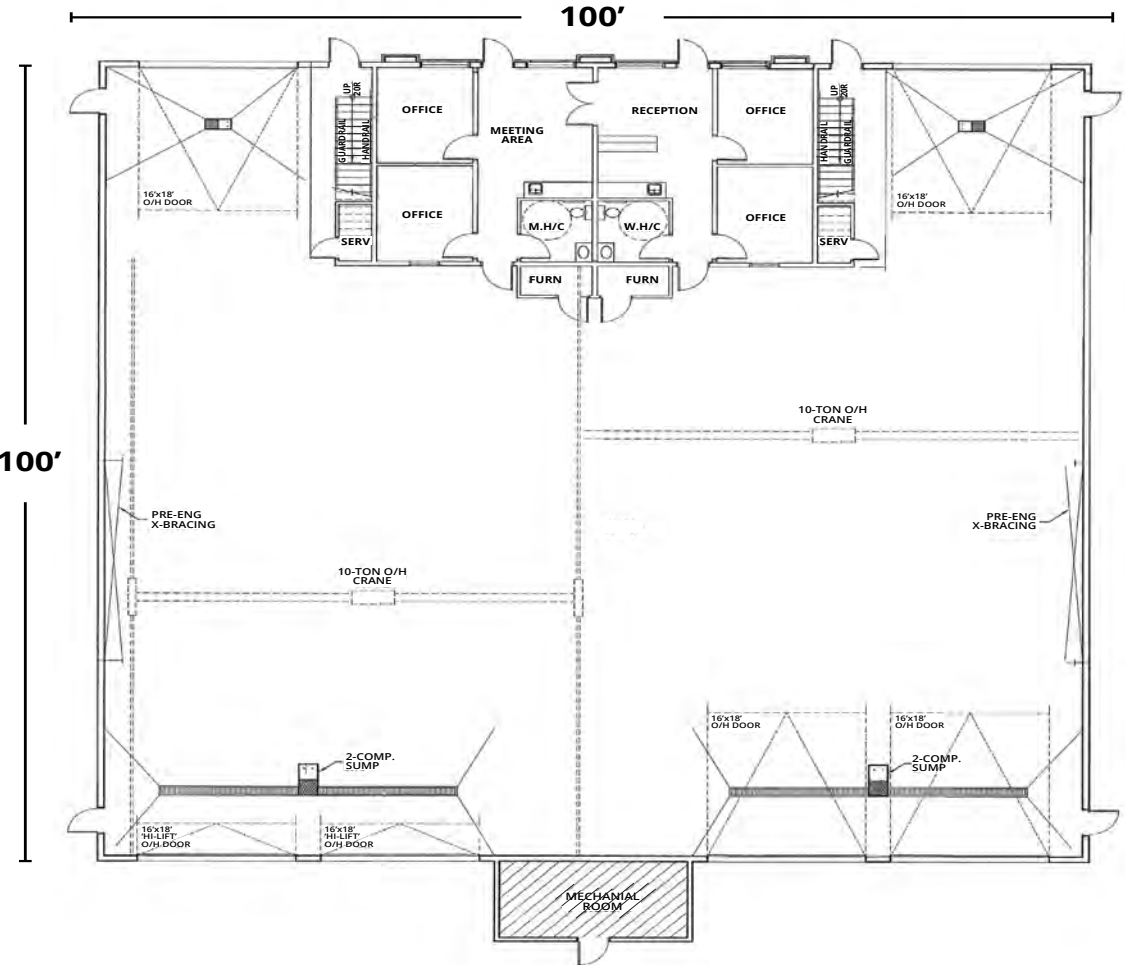
Reception, Meeting
Areas, and 4 Offices
Available

Site Plan

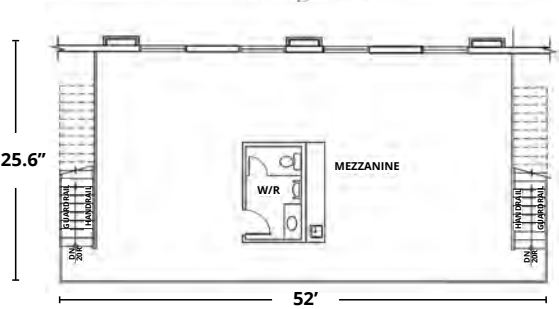


Floor Plan

Main Floor



Mezzanine





Overview



Building Exterior



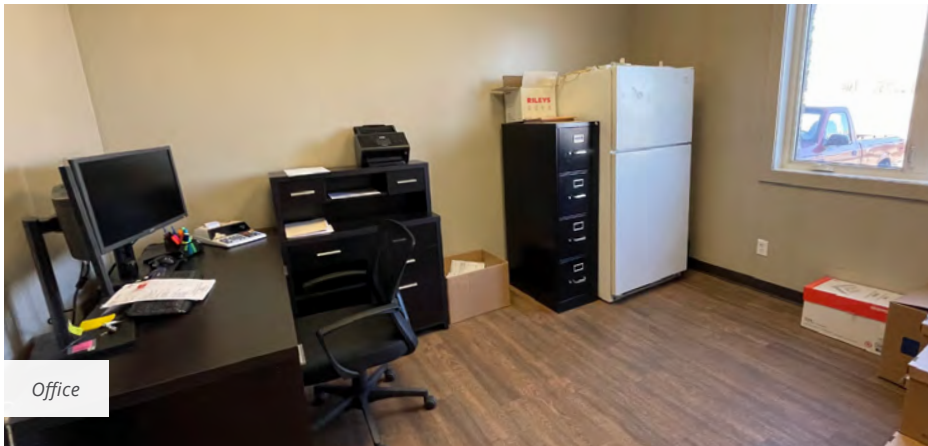
Building Exterior



Building Exterior



Reception



Office



Warehouse



Warehouse



Warehouse



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