



FOR LEASE



SALOMONS
COMMERCIAL

30 Burnt Bluff Street

Red Deer, AB



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Brett Salomons
Partner
403.314.6187
brett@salomonscommercial.com

#103, 4315 - 55 Avenue
Red Deer, AB T4N 4N7
www.salomonscommercial.com

PROPERTY DETAILS

LOCATION

Burnt Lake Business Park

LEGAL DESCRIPTION

Plan 1123122, Block 1, Lot 32

SITE SIZE

7.81 Acres

COLD STORAGE BUILDING SIZE

5,600 SF

BUILDING SIZE

Main Floor Office:	7,703 SF
Second Floor Office:	6,700 SF
Shop Area:	14,500 SF
Wash Bays:	5,000 SF
Total: 33,903 SF	

YEAR BUILT

2011

SITE COVERAGE

9.64%

ZONING

I1 - Industrial Business Service

PROPERTY TAXES

\$154,099

LEASE RATE

Main Building: \$18.00 PSF
Cold Storage: \$5.00 PSF

ADDITIONAL RENT

\$5.25 PSF

POSSESSION

January 1, 2027

PROPERTY OVERVIEW

Available for lease in Burnt Lake Business Park, this 33,903 SF freestanding industrial facility is situated on 7.81 acres and includes a separate 5,600 SF cold storage building. Constructed in 2011, the property offers convenient access to the QEII Highway, Highway 11, and Highway 11A.

The two-storey office component features a bright, open reception area with an adjoining waiting room, multiple private offices, a cubicle workspace, boardroom, dispatch office, training room, lunchroom, locker rooms, and washrooms.

The shop is configured with six drive-through bays, including one dedicated repair bay, as well as two wash bays equipped with catwalks. Additional features include a 5-ton crane, parts room with counter area, storage mezzanine, private offices, and kitchenette.

The cold storage facility includes a comprehensive fire-protection system, explosion-proof electrical outlets, and specialized hazardous-location lighting throughout. I1 zoning accommodates a range of industrial uses.

LOADING

- (6) 14' x 16' Drive-Thru Bays
- (2) 14' x 16' Drive-Thru Wash Bays

POWER

347/600 V, 1200 A Power Service

HVAC

- Radiant Heating
- Make-up Air Units
- Air Conditioned Offices

CEILING HEIGHT

25' to 30'

CRANE

5-ton overhead crane with 23' hook height (approx.)

YARD

EV Gates, compacted gravel yard and partially paved areas

DRAINAGE

Trench Compartment Sumps

SHOP FEATURES

- Compressed Air Lines running throughout
- 100' deep bays
- Full-length in-floor inspection pit for truck and heavy equipment maintenance
- Pressure Washer lines

COLD STORAGE FEATURES

- Equipped with a comprehensive fire protection system featuring strategically located suppression equipment throughout
- (1) 14' x 16' Overhead Door
- Explosion-proof electrical outlets and specialized hazardous-location lighting throughout the cold storage areas.

OFFICE FEATURES

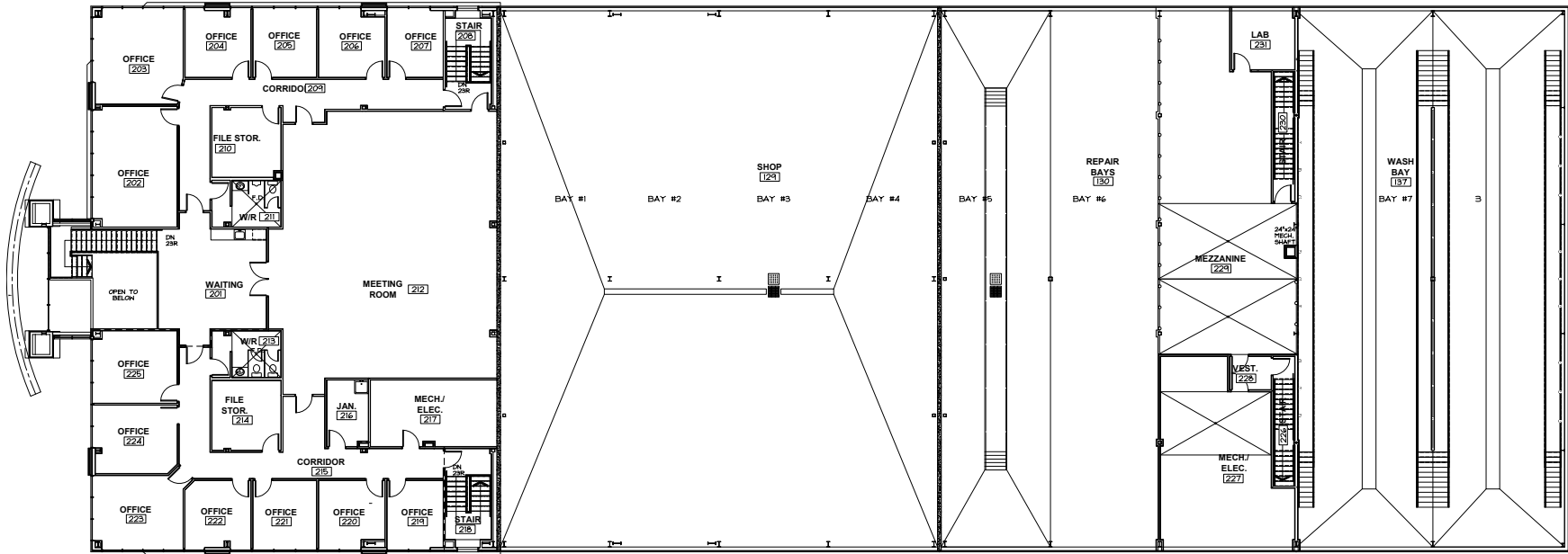
- Front Reception & Waiting Area
- Private Offices
- Training Room
- Dispatch Office
- Parts Room with Counter Area
- Boardroom
- File Room
- Locker Rooms
- Staff Lunchroom
- Washrooms
- Open Bull Pen Area



Figure 1 is a detailed architectural floor plan of a cold storage room. The overall dimensions are 26'-0" wide by 26'-0" deep. The plan is divided into three horizontal sections labeled X, Y, and Z. Section X (top) contains a 'COLD STORAGE' area (138) and a 'WATER STORAGE TANKS (BY OTHERS)' area (30'-10"). Section Y (middle) contains a 'WATER TANK SLAB SUPPORT (SEE STRUCTURAL)' area. Section Z (bottom) contains a 'WATER TANK SLAB SUPPORT (SEE STRUCTURAL)' area. The plan includes various structural details such as doors, windows, and equipment. Dimensions for each section and area are provided, along with a grid system (X, Y, Z) for reference.

Floor Plan

Second Floor







Central Alberta's Ambassador for Commercial Real Estate



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Brett Salomons
Listing Agent
403.314.6187
brett@salomonscommercial.com

Davin Kemshead
Associate
403.314.6190
davin@salomonscommercial.com

Kelly Babcock
Partner/Broker
403.314.6188
kelly@salomonscommercial.com

Max Field
Associate
403.314.6186
max@salomonscommercial.com

Mike Williamson
Associate
403.314.6189
mike@salomonscommercial.com

Jordan Krulicki
Associate
403.314.6185
jordan@salomonscommercial.com

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