

For Sale or Lease
Freestanding Industrial Buildings
Leduc Business Park, AB

West Building



Lot 42: 15,042 sq. ft. on 1.33 acres

Central Building



Lot 43: 12,006 sq. ft. on 1.33 acres

East Building



Lot 46: 14,753 sq. ft. on 1.31 acres

NEW PRICING

Another quality development by



3901, 3907 & 4101 - 65A Avenue

Leduc, AB

Property Highlights

- Insulated tilt up concrete construction with modern office build out
- Multiple 14'x16' O/H doors with capability to add drive through bays
- High efficiency buildings with low site coverage
- Secured & graveled yard with geo textile grid and fabric underlay
- 10 ton crane ready
- Exposure to 65 Avenue and easy access to the QE2
- IL Zoning
- **FULL FEES TO COOPERATING BROKERS**

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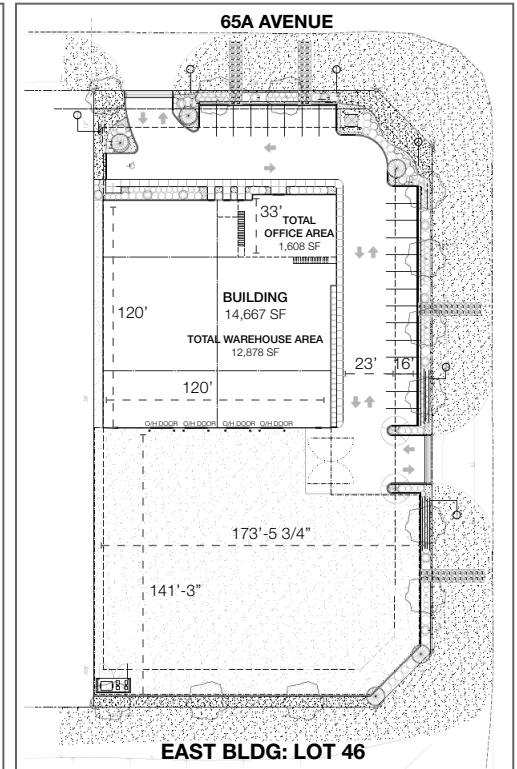
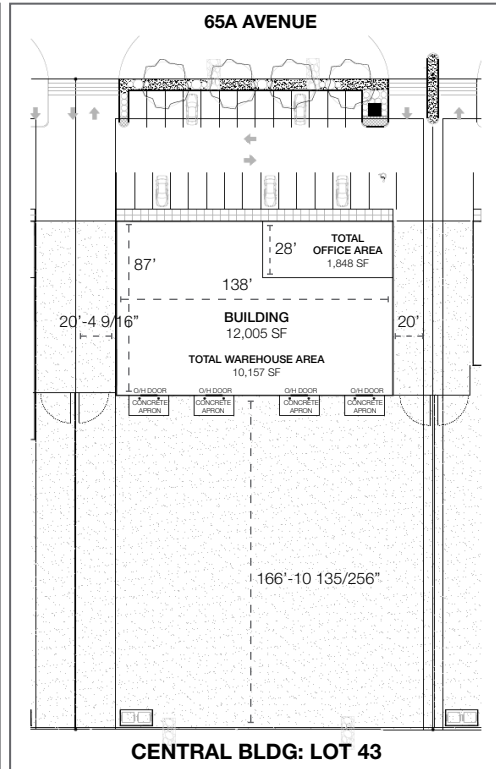
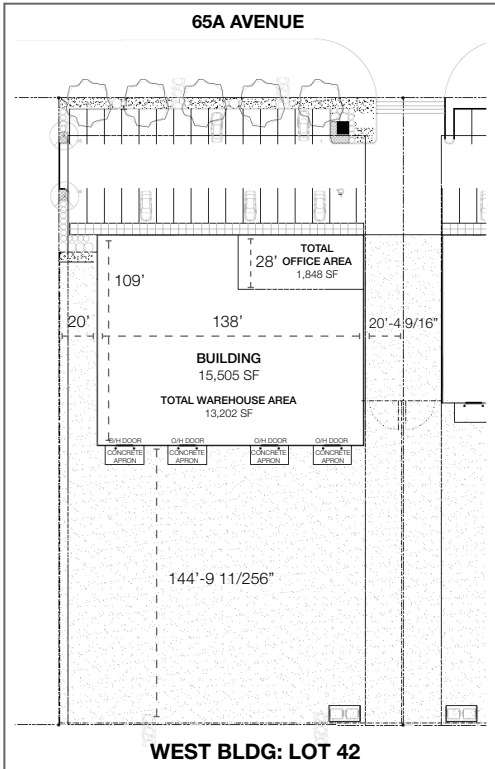
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Leduc Business Park, AB



LEGAL DESCRIPTION	Plan 1323049, Block 12, Lot 42	Plan 1323049, Block 12, Lot 43	Plan 1323049, Block 12, Lot 46
TOTAL BUILDING SIZE	15,042 sq. ft. warehouse	12,006 sq. ft. warehouse	14,753 sq. ft. warehouse
OFFICE SIZE	1,684 sq. ft. office build out ±	1,684 office build out ±	1,943 sq. ft. office build out ±
LOT SIZE	1.33 acres	1.33 acres	1.31 acres
SALE PRICE	\$3,986,130 (\$265 psf)	\$3,181,590 (\$265 psf)	\$3,909,545 (\$265 psf)
LEASE RATE	\$15/sq.ft.	\$15/sq.ft.	\$15/sq.ft.
OPERATING COSTS	TBC	TBC	TBC

WAREHOUSE INFORMATION

POWER	3 phase, 400 amp, 600 volt
CEILING HEIGHT	24'
LOADING	Multiple 14'x16' overhead doors with ability to install additional loading doors
HEATING	O/H gas fired mechanical units
DRAINAGE	Sumps
LIGHTING	T5H0

SITE INFORMATION

YARD	Fenced and graveled yard (12") with geo textile grid and fabric underlay
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