



FOR LEASE

Leduc Business Park Bays w/ Yard

#101/102 3902-65A Ave, Leduc

6,768 SF (+/-) w/ Yard Storage



AICRE
COMMERCIAL

FOR LEASE

#101/102 3902 65A Ave, Leduc



Highlights:

- 6,768 SF office/warehouse
- Light-filled end unit with abundant windows throughout main floor and mezzanine
- Includes yard storage – modified from the current setup
- 2 x Grade loading SUNSHINE doors
- 5 T crane capable
- 21' clear under a beam in the warehouse
- Quick access to 65 Avenue, 50 Street, and QEII
- Energy-efficient concrete precast panel construction
- Bright concrete mezzanine – an opportunity for great office space with south-facing windows
- Located in Leduc Business Park



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Property Specifications

Unit Size:	6,768 SF (+/-)
Yard:	Fenced compound
Heat:	Radiant
Power:	100A / 120/208V / 3 Phase (TBC)
Loading:	2 x 12' x 14' Grade Doors SUNSHINE Doors
Ceiling Height:	21' Clear
Crane	5 T Capable
Sump:	2 x 2 - Stage sump



Potential Yard

1 2 3 4 5 6
BUILDING 'A'
1,300 Sqm
A = 1500 sqm (excluding stair shafts & meter rooms)

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Property Details

Address:	#101/102 3902 – 65A Avenue, Leduc
Legal:	Plan 1621292, Units 21 & 22
Zoning:	IM (Medium Industrial)
Year Built:	2016
Total Size:	6,768 SF (+/-)
Main Floor:	4,887 SF (+/-)
Mezzanine:	1,881 SF (+/-)
Possession:	Immediate/Negotiable
Utilities:	Tenant Responsible for Utilities
Operating Cost:	\$4.25/SF (TBD)
Lease Rate:	\$12.50/SF

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