

- NEW YARD LAYOUT
- TURN KEY OFFICE SPACE



FOR LEASE

Leduc Business Park Bays w/ Yard

3902 65A Avenue, Leduc

6,600 SF Bays (+/-)



AICRE
COMMERCIAL



FOR LEASE

3902 65A Avenue, Leduc



- 5 TON CRANE CAPABLE
- NEW BUILT-OUT OFFICES
- ENERGY-EFFICIENT CONSTRUCTION
- DESIGNATED YARD AREA

Excellent access to major highways including Queen Elizabeth II Highway, Sparrow Drive and 65 Avenue

Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont, Nisku and Edmonton

Located in the Leduc Business Park

New yard layout - 9,500 SF / Unit (+/-)

Lease single or multiple bays

Grade loading SUNSHINE doors

Concrete mezzanine – great office space with south-facing windows

21' clear under a beam in the warehouse

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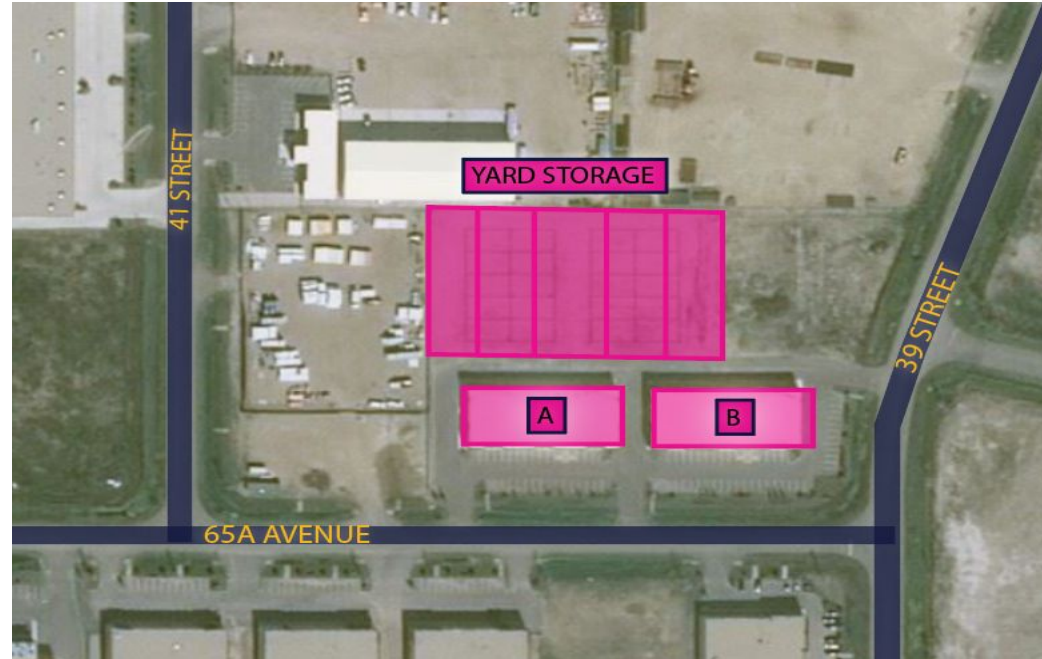
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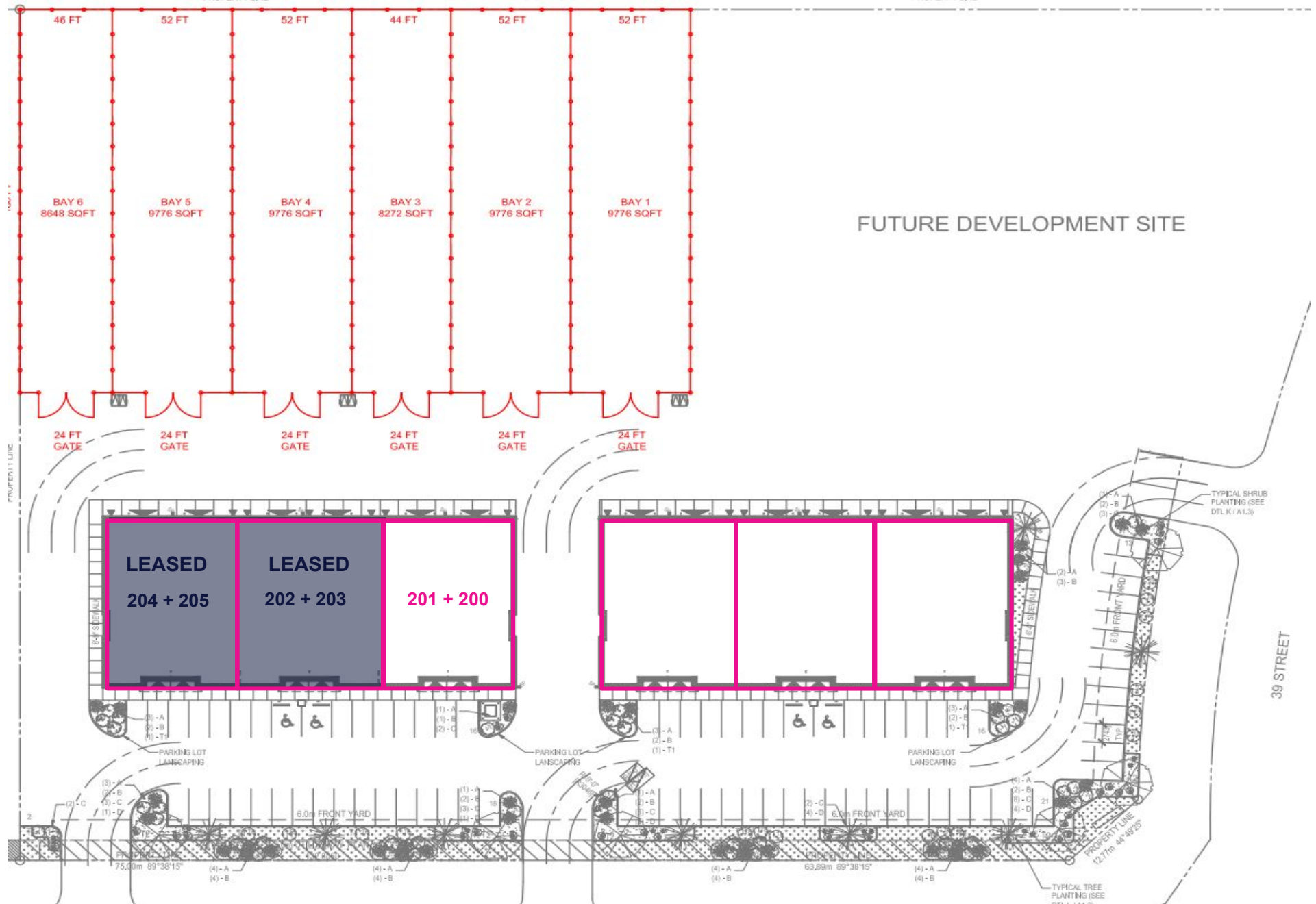
Property Specifications

Bay Size:	6,600 SF (+/-) Each
Yard:	Up to 3 Acres (+/-) for storage 9,500 SF / Unit
Heat:	Radiant
Power:	100A / 120/208V / 3 Phase (TBC)
Loading:	12 x 12' x 14' Grade Doors One door per bay SUNSHINE Doors
Ceiling Height:	21' Clear
Crane	5 T Capable
Sump:	2 - Stage sump in each bay



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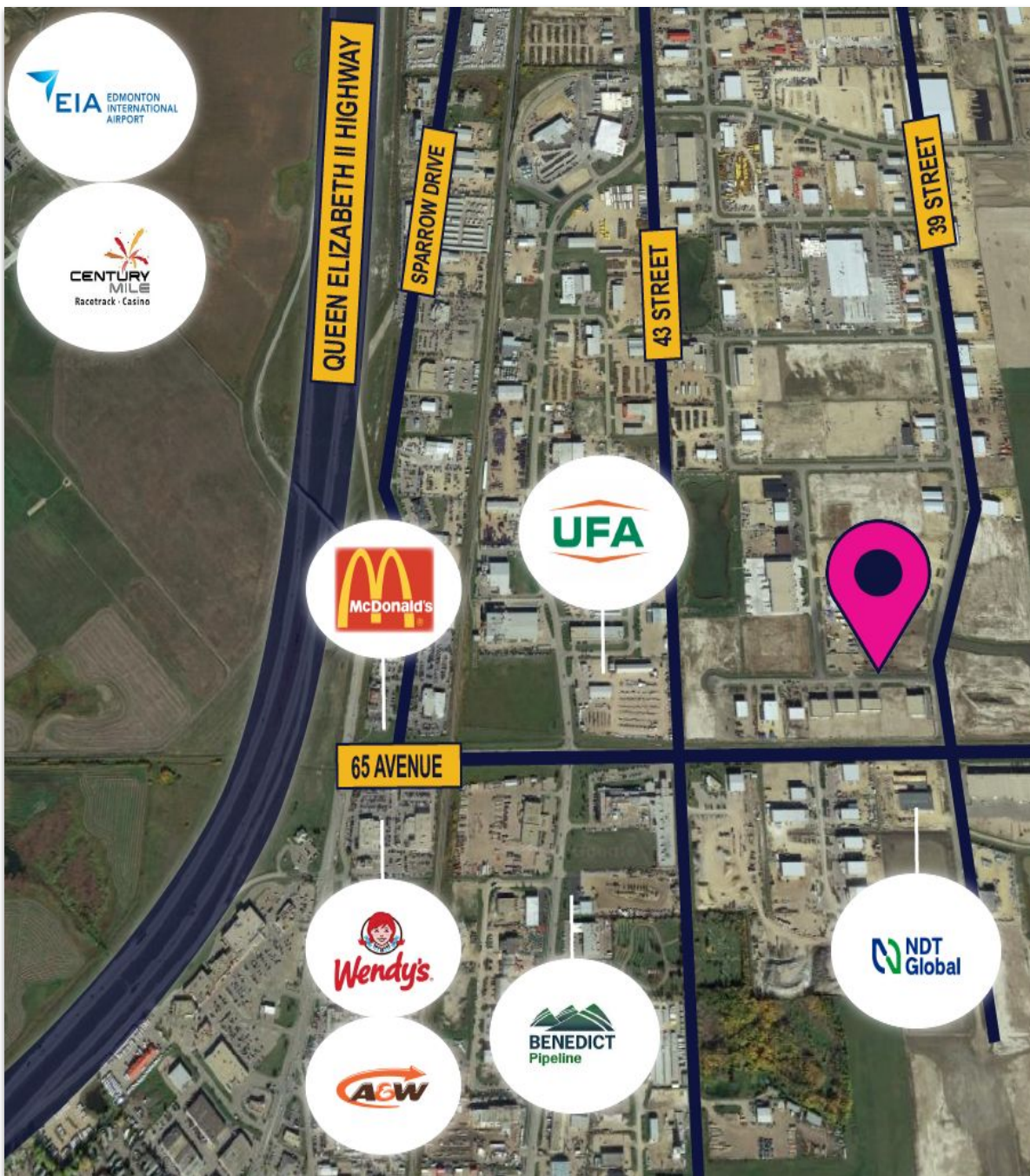
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Property Details

Address:	3902 65A Avenue, Leduc
Legal:	Plan 1621292, Units 21 – 32
Zoning:	IM (Medium Industrial)
Lot Size:	Up to 3 Acres (+/-)
Total Size:	39,600 SF (+/-)
Building A Available:	6,600 SF (+/-)
Building B Available:	19,800 SF (+/-)
Possession:	Immediate / Negotiable
Utilities:	Tenant Responsible for Utilities
Lease Rate:	\$15.50 / SF
Yard Lease Rate:	\$1.00 / SF
Operating Costs:	\$4.25 / SF (TBD)

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