



#104, 7609 42 Street, Leduc

Bay w/ 4 x 5T Cranes & Office

 **PROPERTY
DETAILS**

Address:	#104, 7609 42 Street, Leduc
Legal:	Plan 0725902 Block 9 Lot 22
Zoning:	IM (Medium Industrial)
Total Size:	10,792 SF (+/-)
Base Rent:	\$16.00 SF
Op Costs:	\$4.00 (TBC)
Available:	Immediately

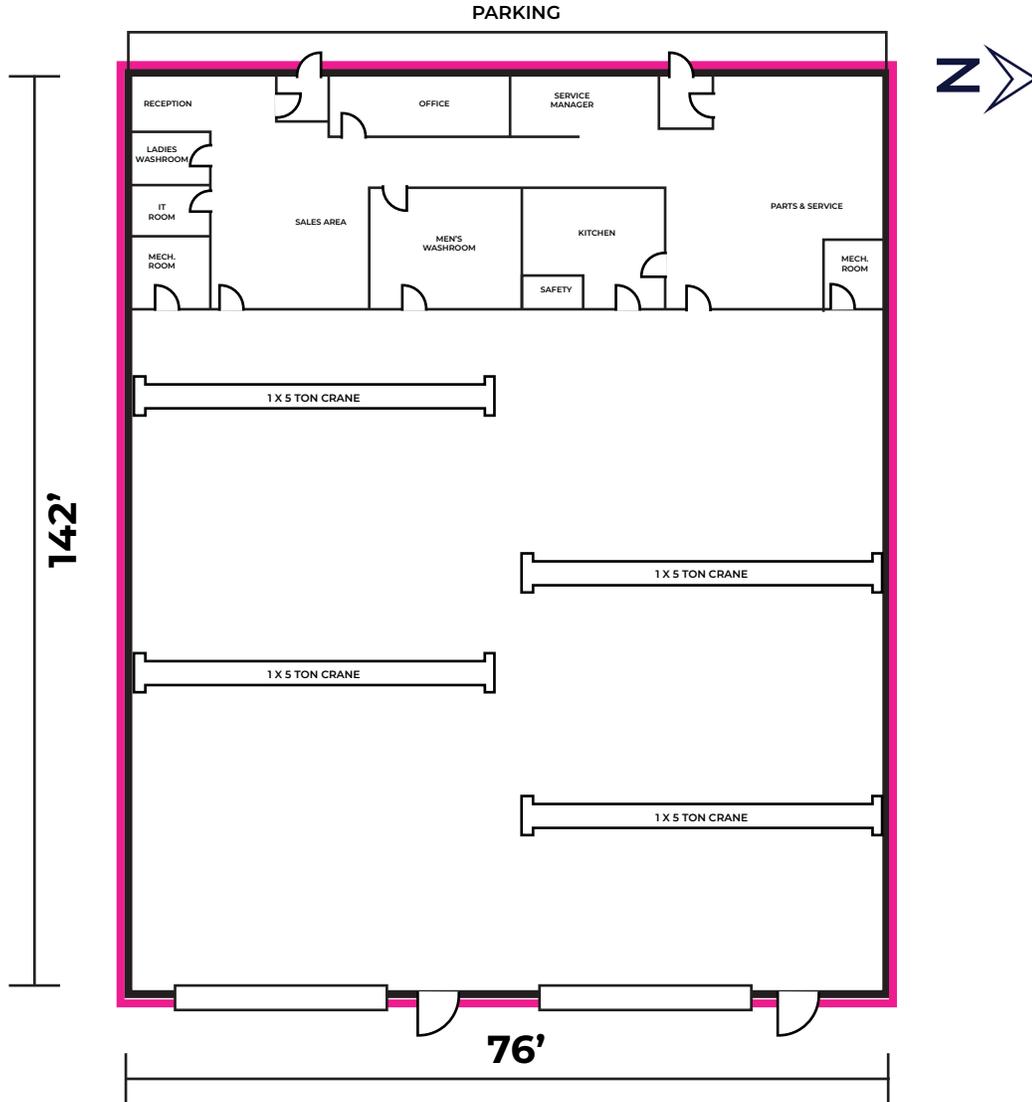
 **PROPERTY
HIGHLIGHTS**

- Industrial Bay with office
- 1 Private office + open bull pen, reception area and large kitchen
- 4 x 5 Ton cranes
- 2 Grade loading doors
- Immaculate condition: ideal for many industrial users
- Large marshalling area with storage yard



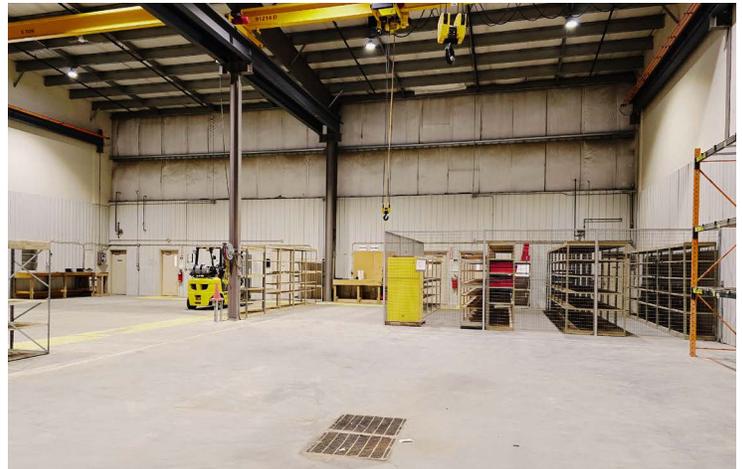
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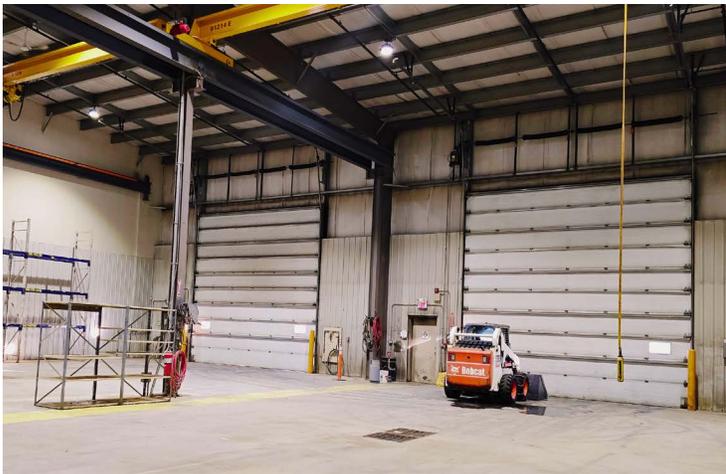


PROPERTY DETAILS

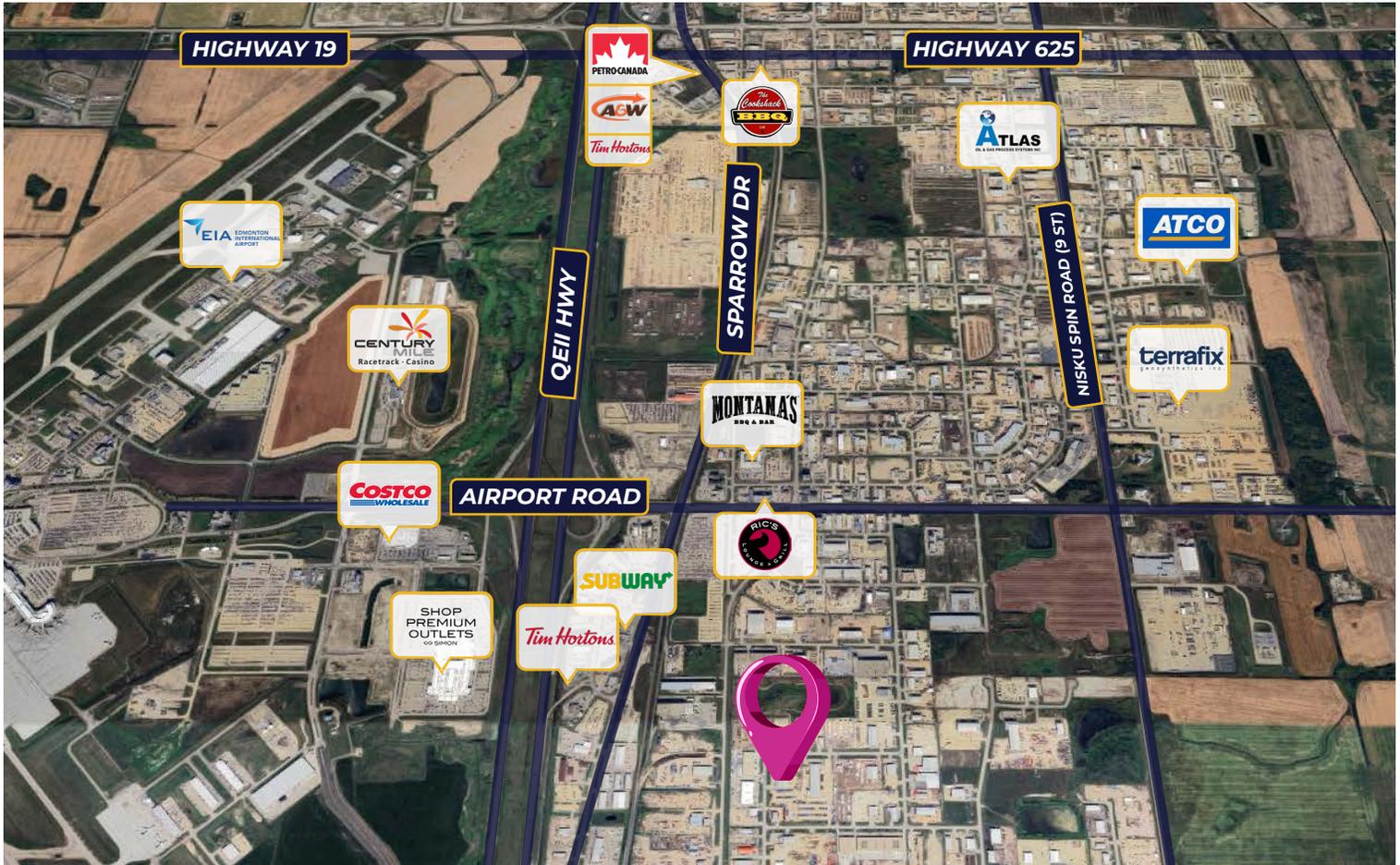
Yard:	Yes / Compound
Heat:	In-Floor
A/C:	Yes / In Office
Power:	600 v / 400 Amp / 3 Phase – TBC by Tenant
Loading:	2 x 20' x 20' Loading Grade Doors
Sump:	Yes
Drain:	Floor Drains
Ceiling Height:	24' Clear
Crane:	4 x 5 Ton
Underhook Height:	18' (TBC)



Property features:



Neighbourhood features:



NEIGHBORHOOD HIGHLIGHTS

- **Prime Location in Leduc Business Park:** Situated in a well-established industrial hub with easy access to major transportation routes.
- **Access to Major Highways:** Quick access to Highway 2, Highway 39, and the QEII Highway, connecting to Edmonton, Nisku, and other major Alberta regions.
- **Growing Industrial and Commercial Area:** Surrounded by a diverse range of businesses, making it ideal for manufacturing, logistics, and warehousing.
- **Nearby Amenities:** Close to hotels, restaurants, and service stations, providing convenience for employees and business operations.
- **Proximity to Leduc Downtown:** Offers easy access to local shopping centers, dining, and service-based businesses.



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