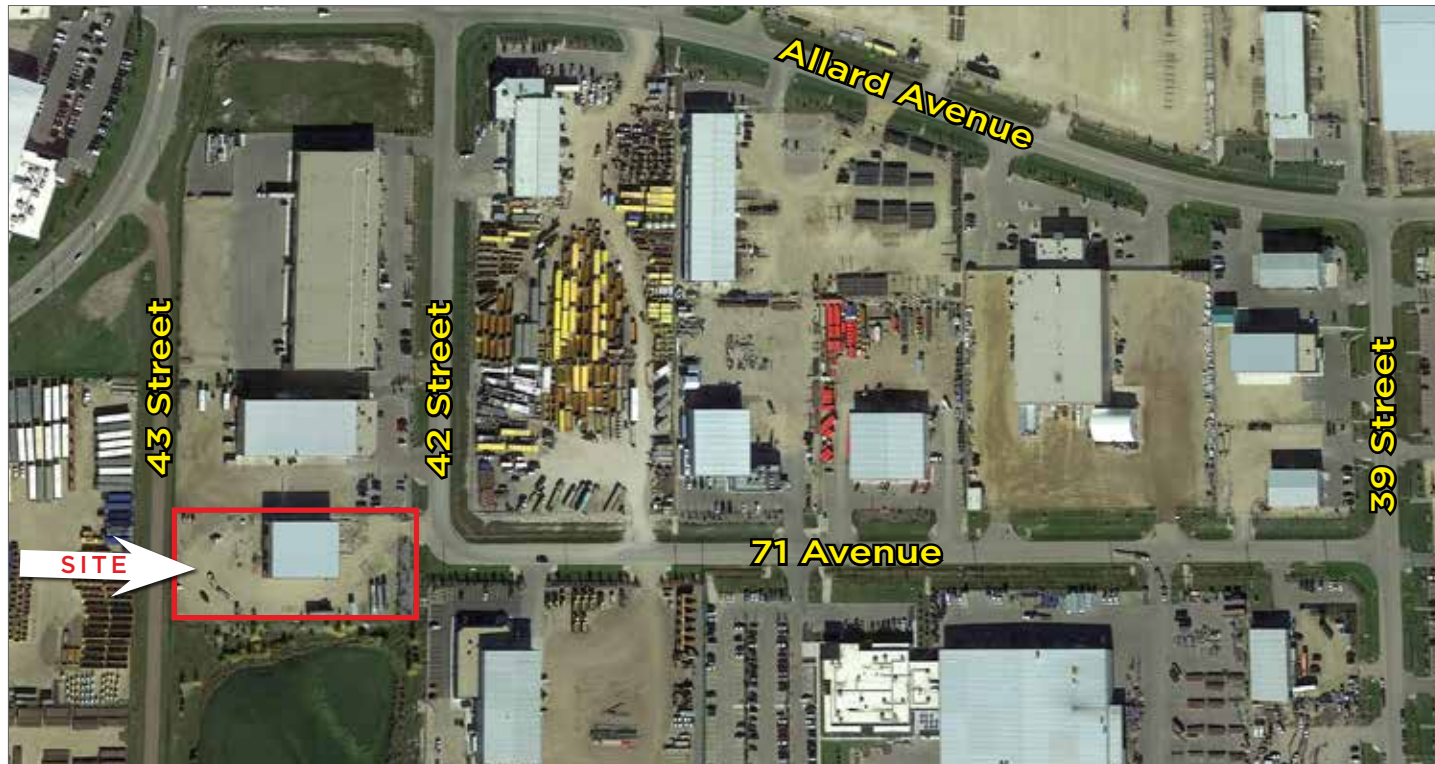


YARD



AERIAL



14,750 SQ. FT. ON 1.94 ACRES
SALE PRICE: \$4,200,000

PROPERTY HIGHLIGHTS

- 14,750 sq. ft. free-standing building situated on 1.94 acres with 17% site coverage ratio available for sale
- High end office build out with sierra stone flooring throughout
- Eight (8) offices, boardroom, kitchen, shop washroom and file storage
- 10-ton crane ready
- Fully gravelled yard
- Excellent location in Leduc Business Park with access to Highway 2, Airport Road and Highway 625

WAREHOUSE



Kurt Paull
Associate Partner
780 702 4258
kurt.paull@cwedm.com

Bronwyn Scrivens
Associate
780 429 9389
bronwyn.scrivens@cwedm.com

Jeff Drouin Deslauriers
Associate
780 701 3289
jeff.deslauriers@cwedm.com

Kurt Paull
Associate Partner
780 702 4258
kurt.paull@cwedm.com

Bronwyn Scrivens
Associate
780 429 9389
bronwyn.scrivens@cwedm.com

Jeff Drouin Deslauriers
Associate
780 701 3289
jeff.deslauriers@cwedm.com

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com



CUSHMAN & WAKEFIELD
Edmonton

FOR SALE
Free - Standing Building
7100 - 42 Street, Leduc, Alberta

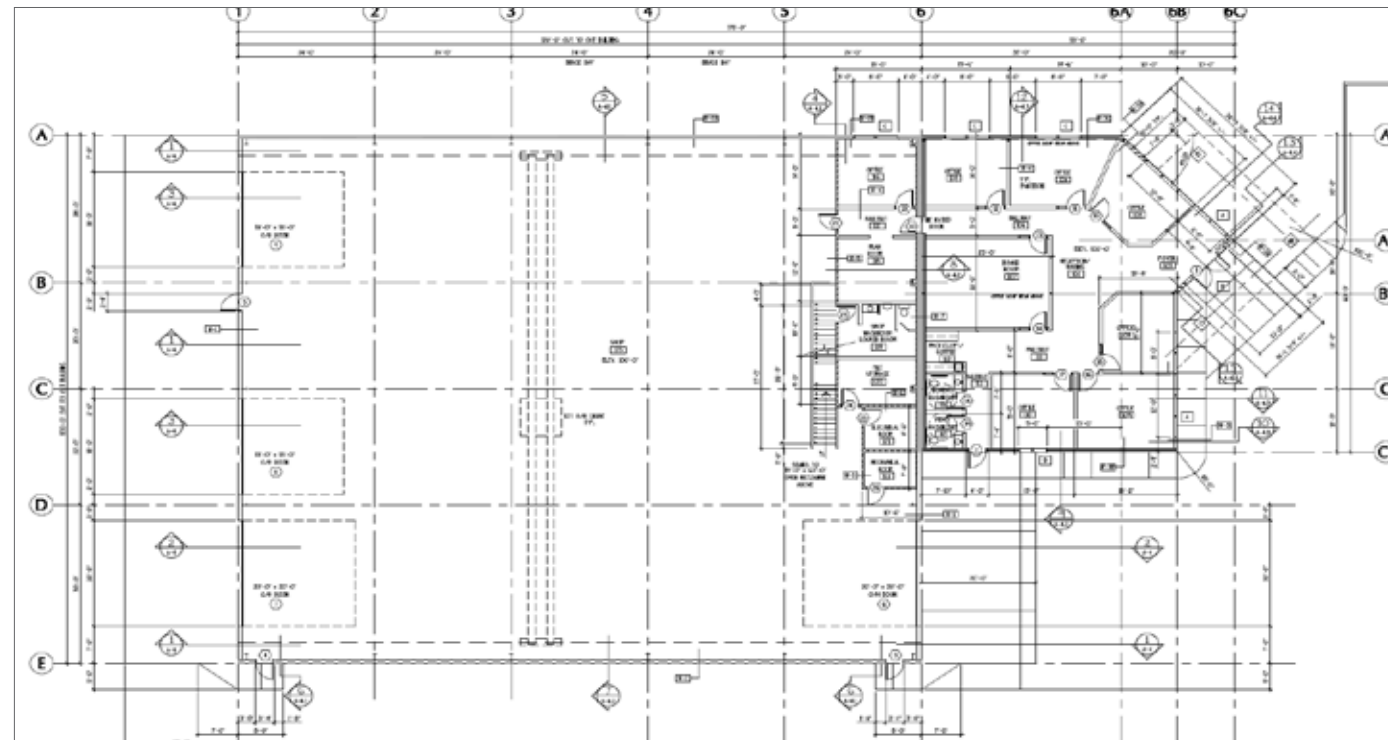
Property Information

Market:	Leduc Industrial
Zoning:	M2 - Medium Industrial
Site Size:	1.94 acres
Building Size:	14,750 sq. ft.
Primary Use:	Office / Warehouse
Ceiling Height:	26' Clear
Loading Doors:	Two (2) 20'x20' drive through & Two (2) 18'x18' grade loading doors
Power Service:	600 Amp, 600 Volt, 3 Phase (TBC)
Heating:	Radiant Tube
Sump:	Dual compartment sump
Lighting:	T5
Sale Price:	\$4,200,000 (\$284.75/sq. ft.)
Availability:	Immediately

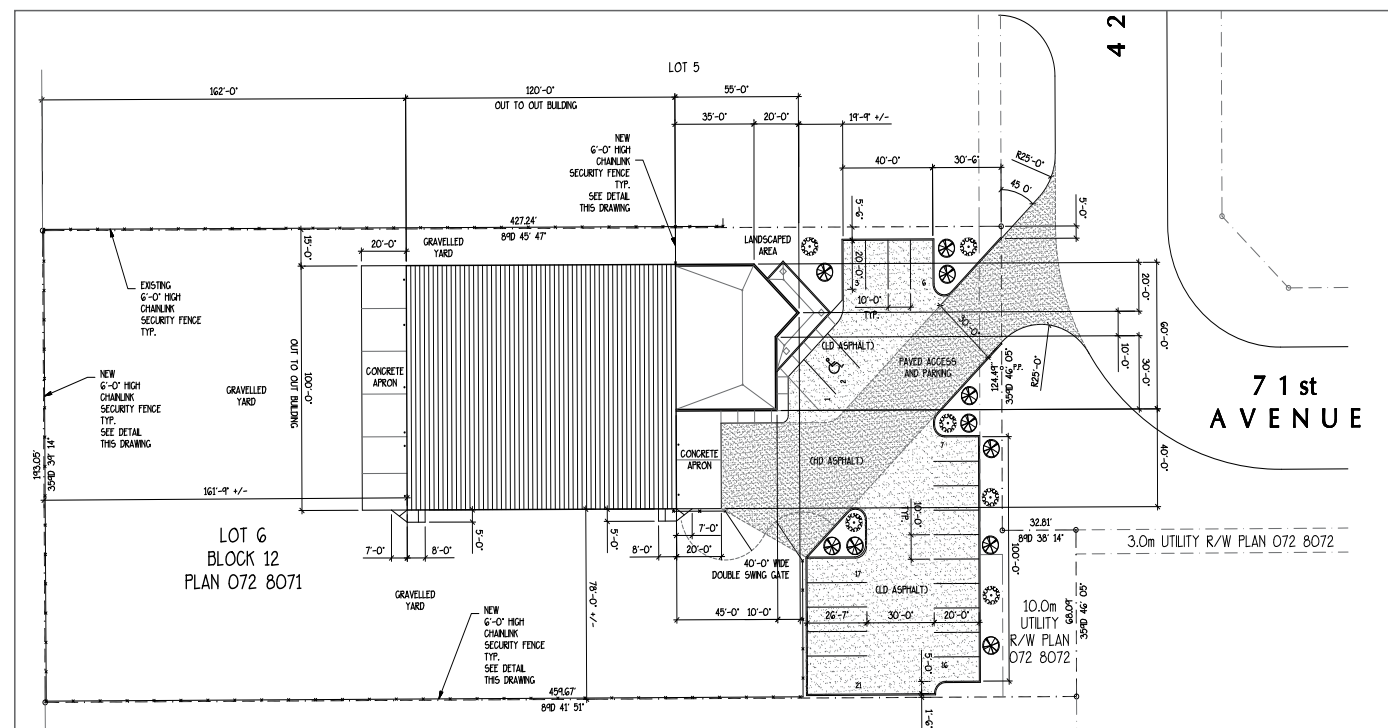
Space Breakdown

Warehouse:	11,026.50 sq. ft.
Office:	3,723.50 sq. ft.
Total:	14,750.00 sq. ft.

Floor Plan



Site Plan



Kurt Paull
Associate Partner
780 702 4258
kurt.paull@cwedm.com

Bronwyn Scrivens
Associate
780 429 9389
bronwyn.scrivens@cwedm.com

Jeff Drouin Deslauriers
Associate
780 701 3289
jeff.deslauriers@cwedm.com

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com