

FOR LEASE

INDUSTRIAL FREESTANDING BUILDING

4105 - 65A Avenue, Leduc, Alberta



6,000 SQ. FT. ON 0.67 ACRES INDUSTRIAL SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- 6,000 sq. ft. freestanding building on 0.67 acres
- Office currently shell space, with washroom and shower
- Excellent access to Highway 2, Highway 625 and Anthony Henday Drive
- · Located in Leduc Business Park
- 21% site coverage ratio
- 5 ton crane ready
- · No business tax in Leduc



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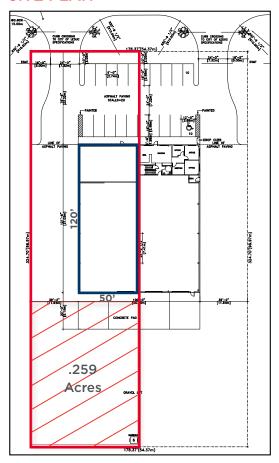


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SITE PLAN



PROPERTY INFORMATION

Subdivision: Leduc Business Park Zoning: IL (Light Industrial)

Site Size: 0.67 acres Lease Rate: Market

Operating Costs: \$3.50 per sq. ft.

Term: 5-10 years

Available: Immediately

SPACE BREAKDOWN

 Warehouse:
 4,750 sq. ft.

 Office:
 1,250 sq. ft.

 Total area:
 6,000 sq. ft.

BUILDING DESCRIPTION

Lighting: T5 HO
Clear Height: 24'
Parking: 10 stalls

Power: 300 amp, 600 volt

(TBC by Tenant)

Sump: 2 stage compartmentalized

Yard: Fenced & gravelled

Loading: Two (2) 14' x 16' overhead

grade loading doors

LOCATOR MAP



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