



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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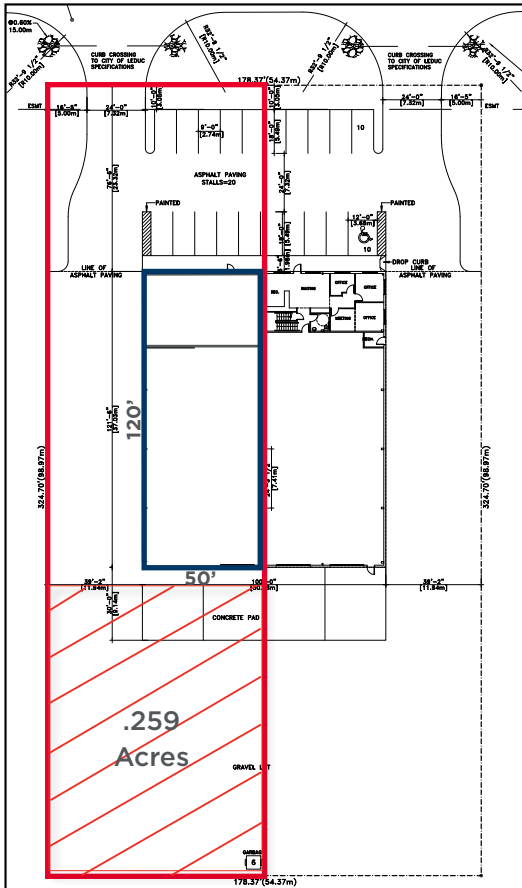
**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

INDUSTRIAL FREESTANDING BUILDING

4105 - 65A Avenue, Leduc, Alberta

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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