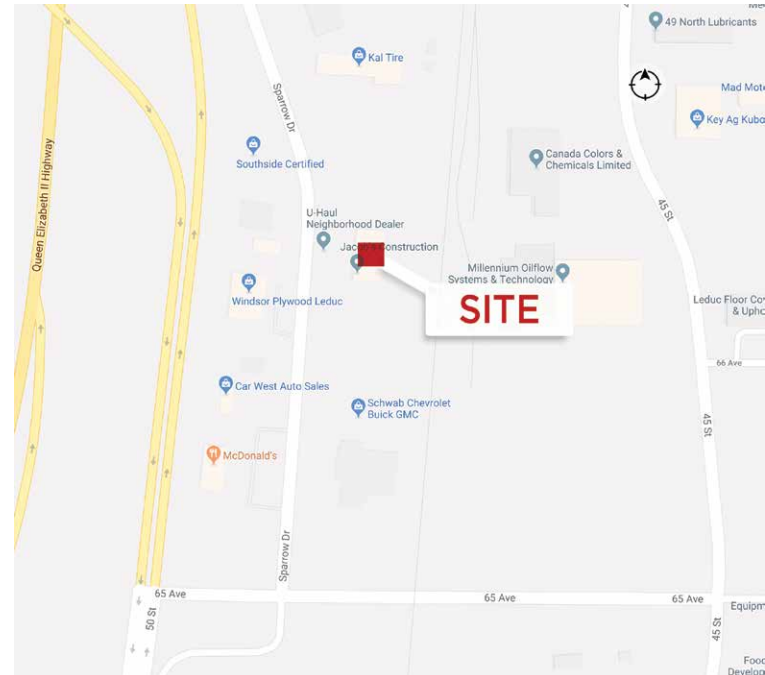




## 3,600 SF - 8,400 SF Contiguous Grade Bays

### Property Highlights

- Excellent access to Highway 2, Highway 625 and Anthony Henday Drive
- High quality open showroom office
- No business tax in Leduc
- Pylon signage opportunity
- Concrete Yard



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## Property Details

<b>Zoning:</b>	IBL - Business Light Industrial
<b>Available Space:</b>	3,600 SF (Up to 8,400 SF Contiguous Bays Available on Head-Lease Basis)
<b>Configuration:</b>	1,200 SF - Floor to ceiling open office/showroom 2,400 SF - Warehouse
<b>Loading:</b>	(2) Grade 12'x14' (1) Powered
<b>Ceiling Height:</b>	To be Confirmed
<b>Sump:</b>	Yes
<b>Heating:</b>	Radiant Tube Heating
<b>Lighting:</b>	T5 Lighting
<b>Sub-Lease Rate:</b>	\$14.50 per SF
<b>Operating Costs:</b>	\$5.25 per SF
<b>Sub-Lease Expiry:</b>	December 31, 2024

## Site Parcels



## Property Photos



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