

For Sale or Lease
Freestanding Industrial Building
Leduc Business Park, AB

West Building



Lot 42: 15,042 sq. ft. on 1.33 acres

NEW PRICING
\$450,000 REDUCTION

4101 - 65A Avenue

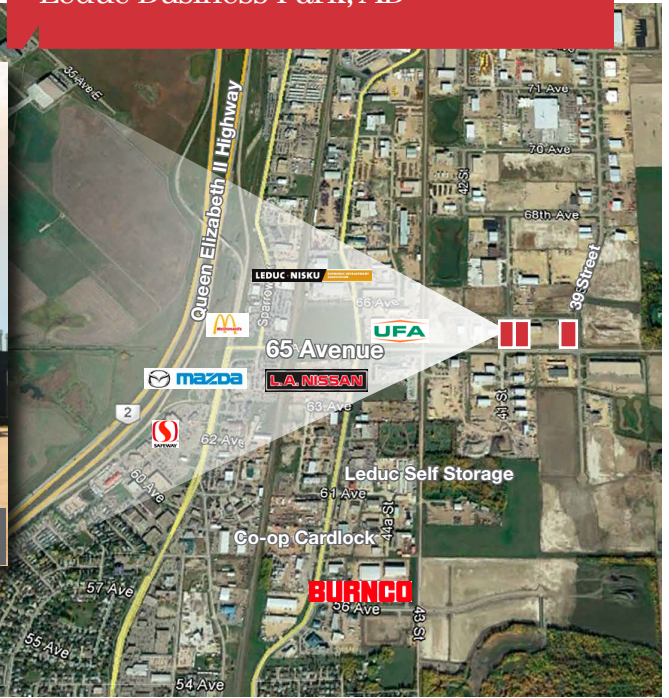
Leduc, AB

Property Highlights

- Insulated tilt up concrete construction with modern office build out
- Multiple 14'x16' O/H doors with capability to add drive through bays
- High efficiency building with low site coverage
- Secured & graveled yard with geo textile grid and fabric underlay
- 10 ton crane ready
- Exposure to 65 Avenue and easy access to the QE2
- IL Zoning
- **FULL FEES TO COOPERATING BROKERS**



VIRTUAL TOUR
(scan or click)



Another quality development by



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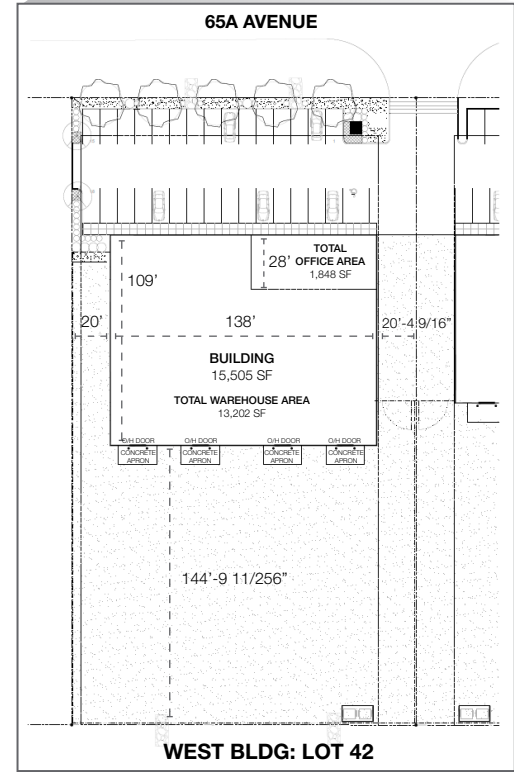
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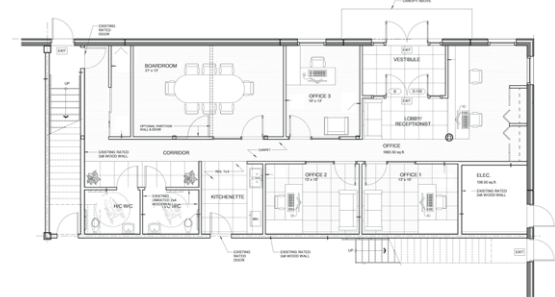
LOT 42: 4101 - 65 Avenue



LEGAL DESCRIPTION	Plan 1323049, Block 12, Lot 42
TOTAL BUILDING SIZE	15,042 sq. ft. warehouse
OFFICE SIZE	1,684 sq. ft. office build out ±
LOT SIZE	1.33 acres
SALE PRICE	-\$4,437,390 (\$295 psf) NEW \$3,986,130 (\$265 psf)
LEASE RATE	\$15/sq.ft.
OPERATING COSTS	TBC
WAREHOUSE INFORMATION	
POWER	3 phase, 400 amp, 600 volt
CEILING HEIGHT	24'
LOADING	Multiple 14'x16' overhead doors with ability to install additional loading doors
HEATING	O/H gas fired mechanical units
DRAINAGE	Sumps
LIGHTING	T5H0
SITE INFORMATION	
YARD	Fenced and graveled yard (12") with geo textile grid and fabric underlay



OFFICE FLOOR PLAN



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