

FOR LEASE

1.24 Acres (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



*Note: This is only an illustration. As of yet, the building has not been constructed.

LOT 9 | 3301 - 74 Avenue, Leduc AB

LEDUC BUSINESS PARK

Property Highlights

- Stand-alone buildings with yard
- Turn-key insulated concrete tilt up buildings
- 6 lots ranging from 1.24 to 2.03 Acres (+/-)
- Zoning - M2 (Medium Industrial)
- Fenced and graveled
- Crane ready
- Design build options available
- Drive-thru bays



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

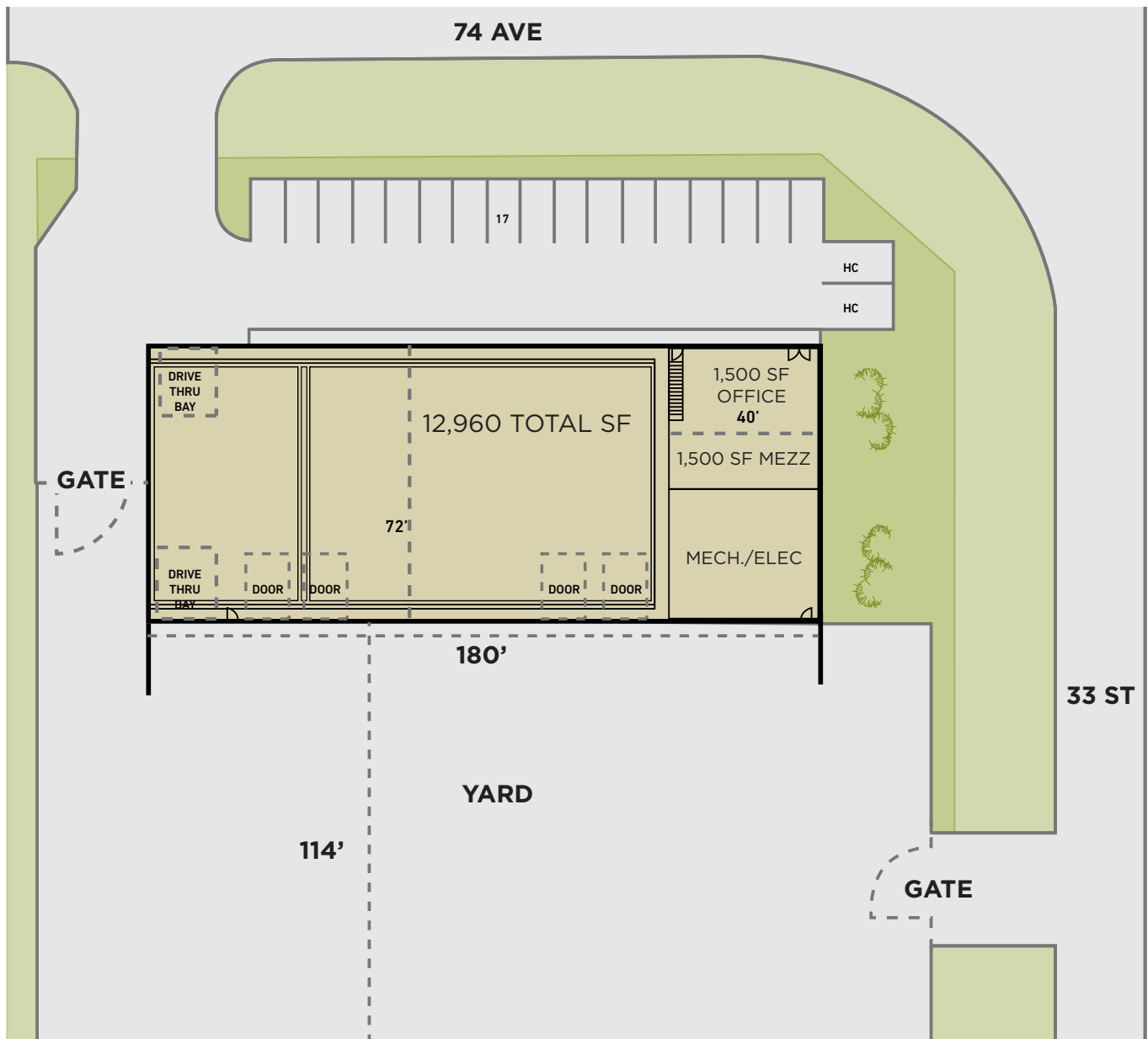
FOR LEASE

3301 - 74 Avenue, Leduc, AB

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

ADDITIONAL INFORMATION

- Prominent service industry for Fort McMurray
- Located just 34 km from Edmonton
- Location has some of the fastest growing demand for industrial space
- Minutes from Edmonton International Airport (EIA)
- Insulated concrete tilt-up
- Crane ready 10 tonne
- High efficiency building
- Stand-alone buildings with compacted yards



FOR LEASE

3301 - 74 Avenue, Leduc, AB

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 3301 - 74 Avenue, Leduc, AB

Legal Address: Plan 1423864, Block 18, Lot 9

Building Size: 12,960 Sq. Ft. (+/-)

Lot Size: 1.24 Acres (+/-)

Zoning: M2 (Medium Industrial)

Power: 400 AMP 600 Volt 3 Phase

Ceiling Height: 24'

Loading: (4) 14' x 16' Grade Doors

Possession: Immediate/negotiable

\$\$\$

Lease Rate: \$14.00/Sq. Ft.

Contact

Richard Lizotte

President/Broker
Cell: 780.292.1871
Direct: 780.784.5360
richard@lizotterealestate.com

Lee Berger

Associate
Cell: 587.983.6654
Direct: 780.784.5363
lee@lizotterealestate.com

John Cuglietta

Unlicensed Assistant
Cell: 780.340.4384
Direct: 780.784.5357
john@lizotterealestate.com

Soudabeh Mobin

Unlicensed Assistant
Cell: 780.340.9595
Direct: 780.784.9583
soudabeh@lizotterealestate.com

