

SALE/LEASE

10,800 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



7406 - 33 Street, Leduc, AB

LBP - BUILDING 5

Property Highlights

- New developing area in close proximity to the Q.E. II Highway
- Pre-engineered new construction
- Trench drain/dual compartment sump
- Lunch Room
- Multiple washrooms
- Fenced and gated, graveled yard
- Quality office build-out



780.488.0888



www.lizotterealestate.com



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

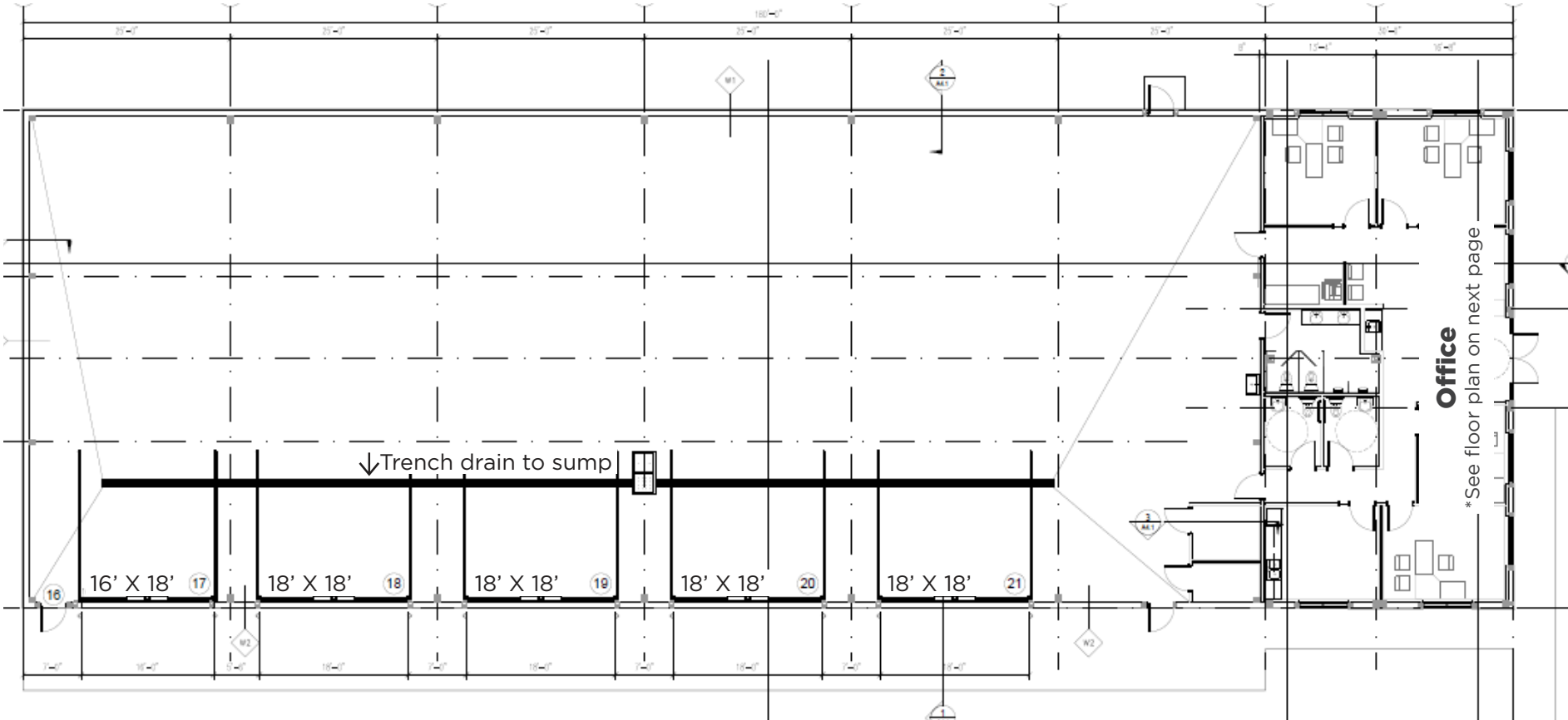


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SALE/LEASE

Leduc Industrial Building

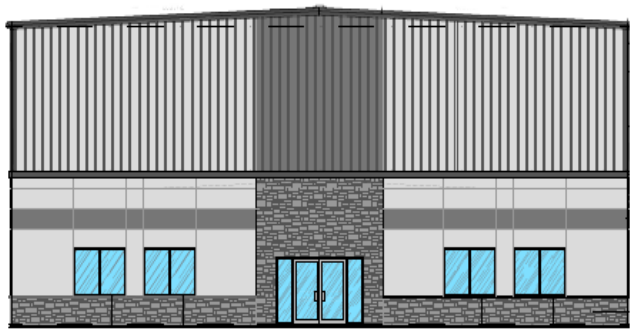
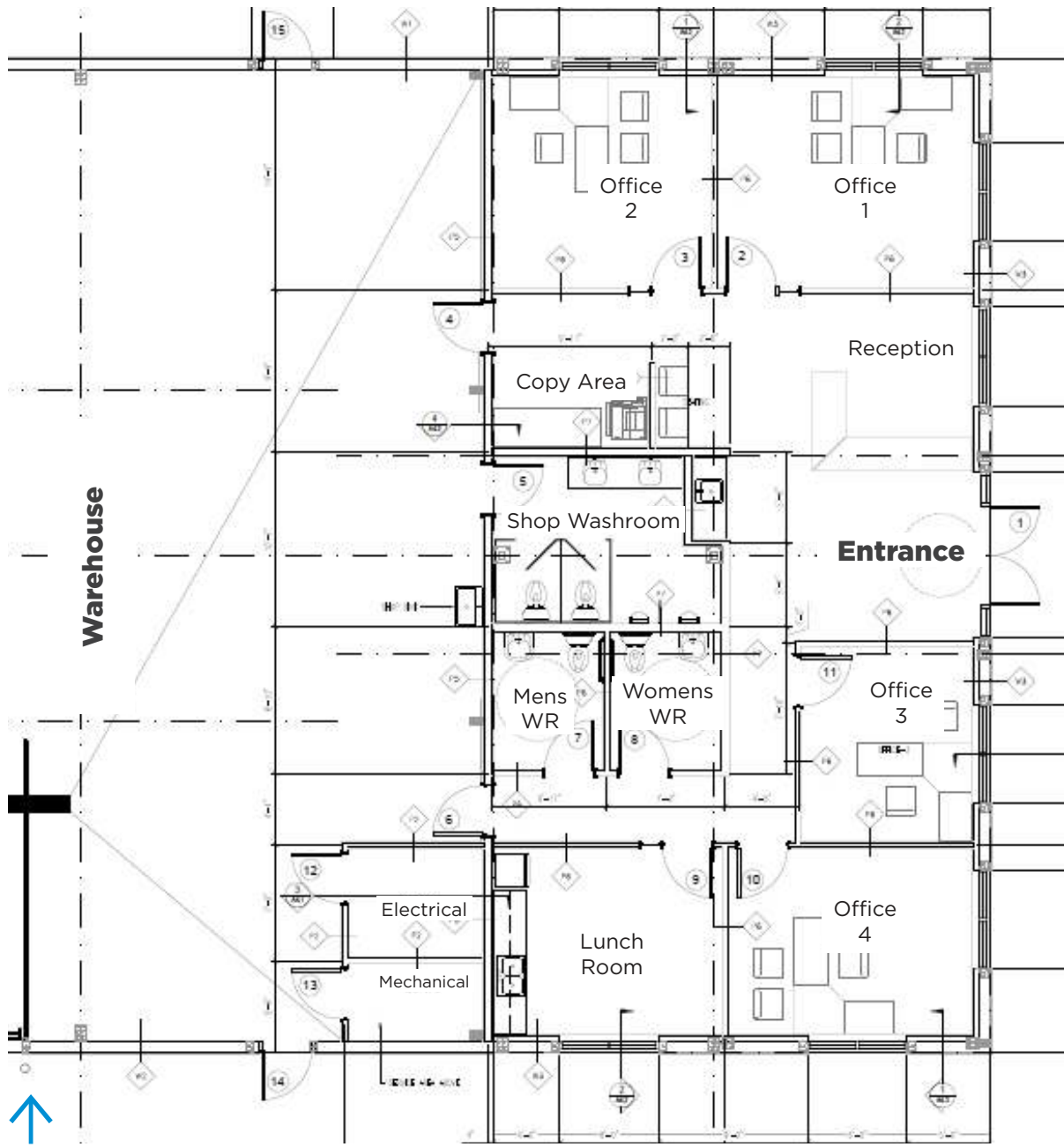
Warehouse Floor Plan



SALE/LEASE

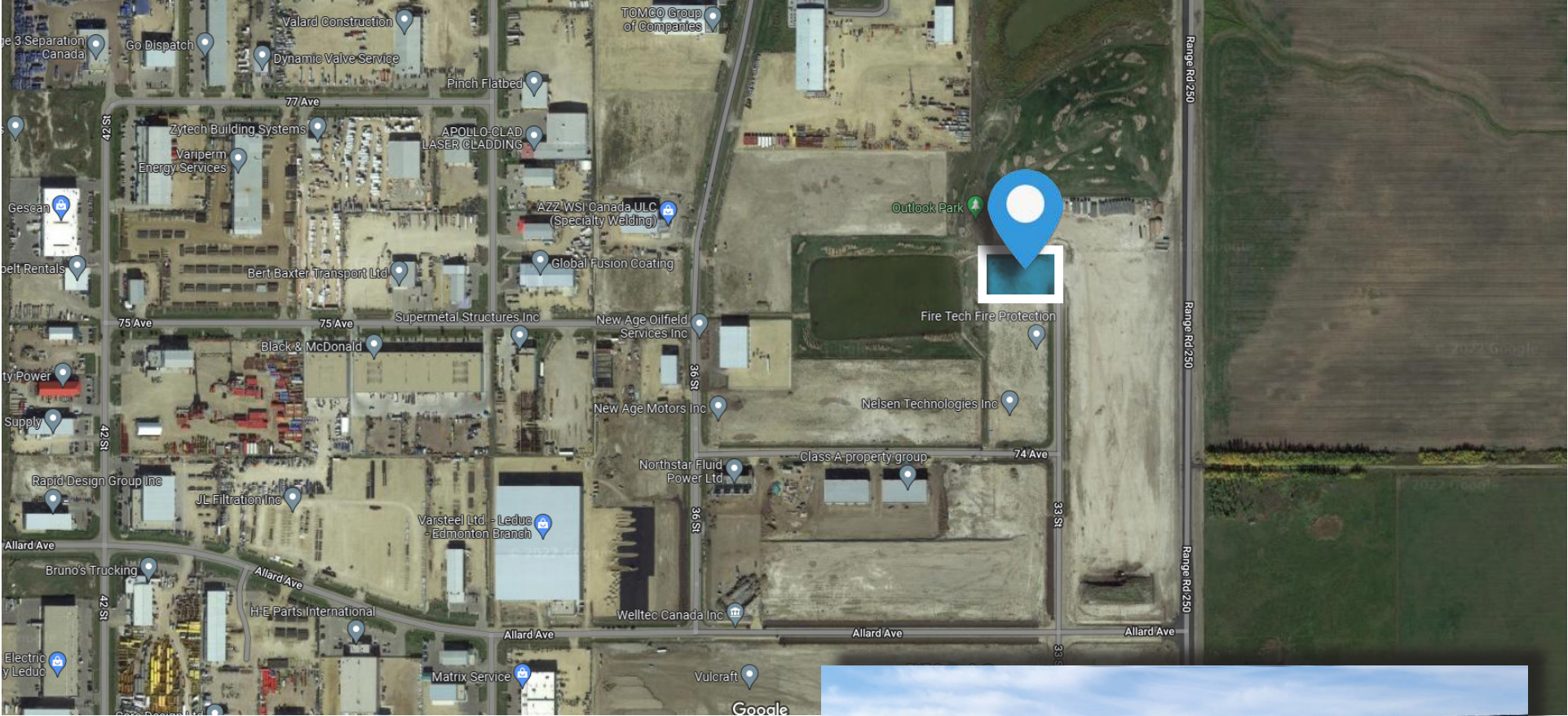
Leduc Industrial Building

Office Floor Plan



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*An example of what the building will look like. Not actual building.

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Leduc Industrial Building

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Property Information

Municipal Address: 7406 - 33 Street, Leduc, AB

Legal Address: Plan 152918; Block 18; Lot 10

Building Size: 10,800 Sq. Ft. (+/-)

Site Size: 0.99 Acres (+/-)

Zoning: IM (Medium Industrial)

Parking: Ample paved parking

Power: 600 Amp

Ceiling Height: 31' Eave

Loading: (1) 16'x18' | (4) 18'x18' Grade

Possession: Immediate/ negotiable

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Lease Rate: \$14.00/Sq. Ft.

Op Costs: \$4.00/Sq. Ft.

Purchase Price: \$2,970,000 (\$275/Sq. Ft.)

Property Taxes: TBD

Contact

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