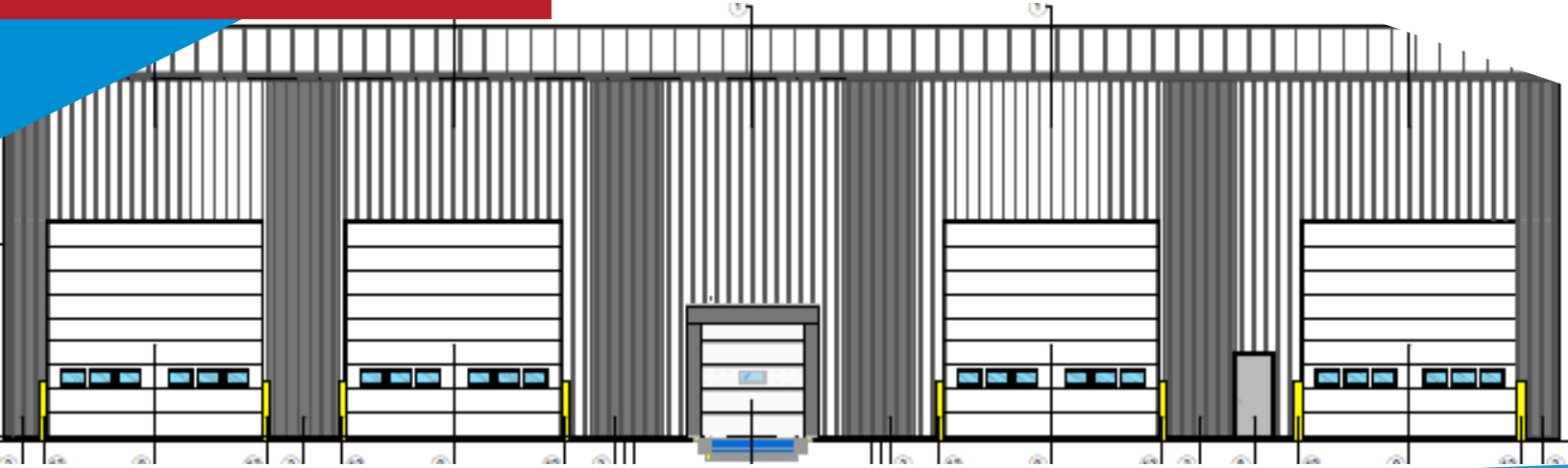


FOR LEASE

15,600 Sq. Ft.

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

**CONSTRUCTION
IN PROGRESS**



7110 - 42 Street, Leduc, AB

NEW INDUSTRIAL BUILDING

Property Highlights

- New - Pre engineered construction (completion Q3 2024)
- Close proximity to the Q.E. II Highway
- Trench drain/dual compartment sump
- Multiple washrooms
- Drive-thru bay
- Loading dock
- Epoxy finished flooring
- Quality office build-out
- Lunch room



780.488.0888



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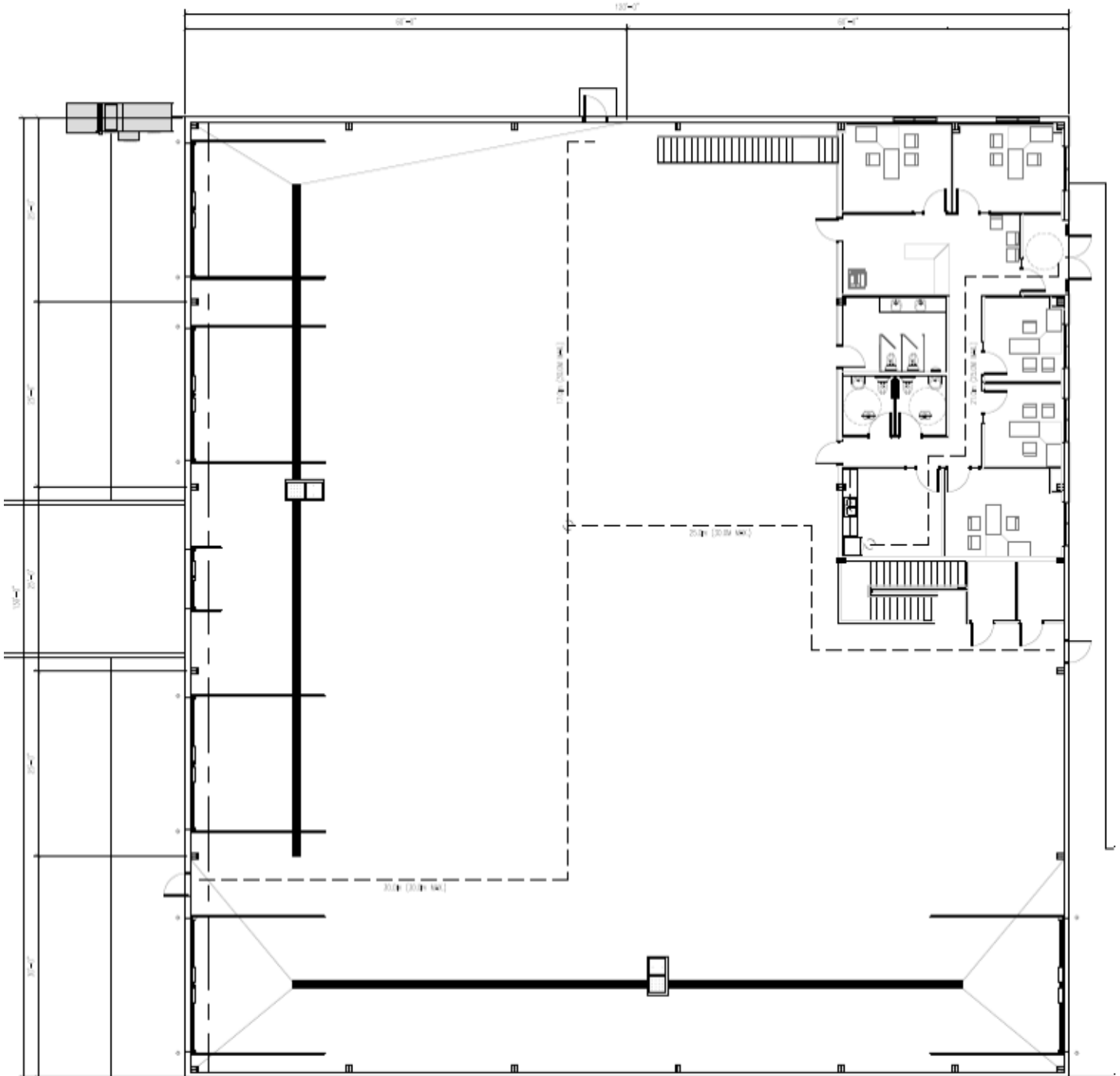
#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

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FOR LEASE

New Industrial Building

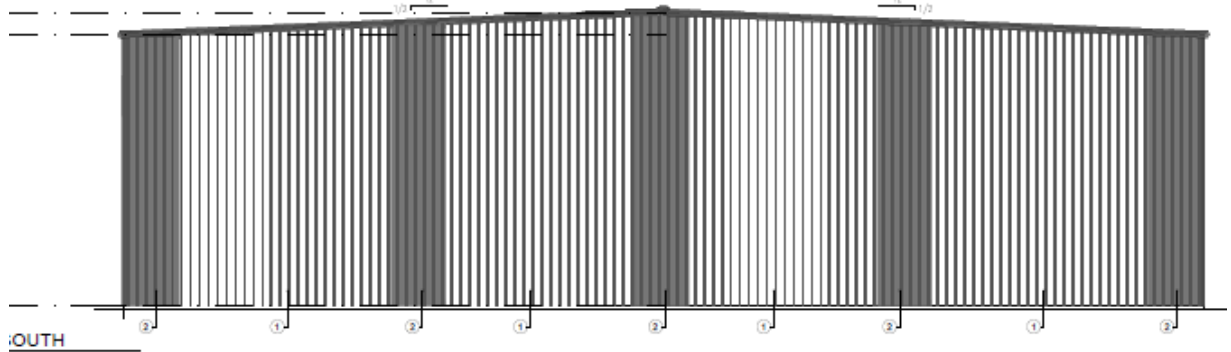
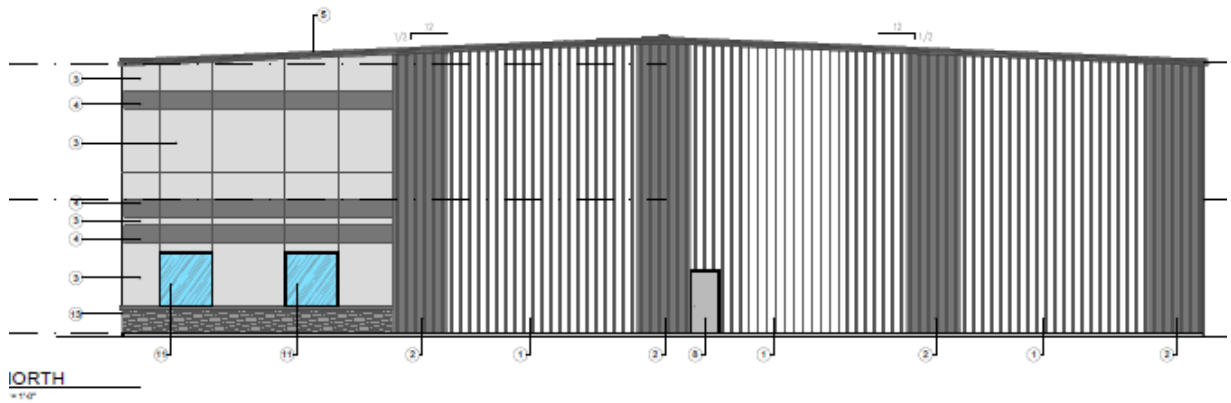
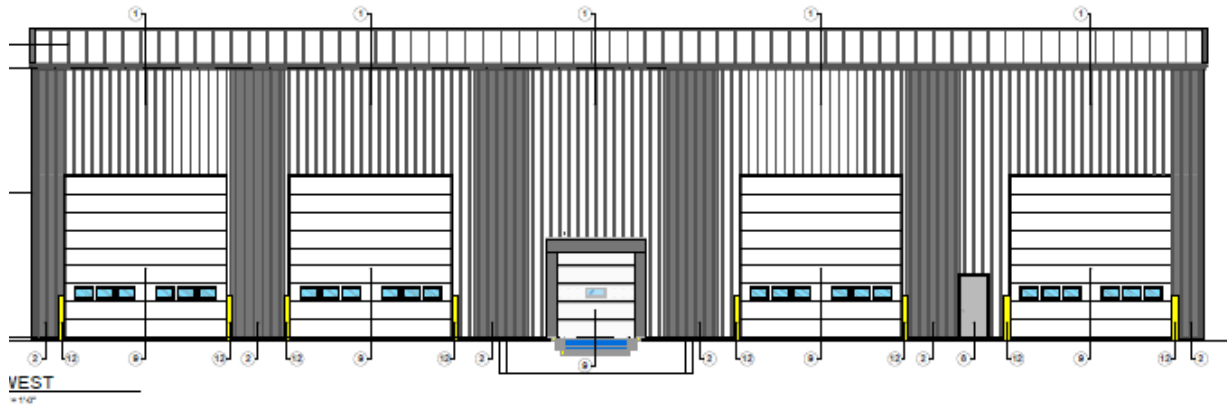
Warehouse Plan



FOR LEASE

New Industrial Building

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



FOR LEASE

New Industrial Building

LIZOTTE
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Property Information

Municipal Address: 7110 - 42 Street, Leduc, AB

Legal Address: Plan: 072 8071 Blk: 12 Lot: 1

Building Size: 15,600 Sq. Ft. (+/-)

Lot Size: 1.52 Acres (+/-)

Zoning: IM (Medium Industrial)

Parking: Ample Paved Parking

Power: TBC

Sumps: 2 Dual Compartment

Ceiling Height: 30' Eve Height

Loading: (5) 18'x18' | (1) Grade

Completion Date: Q3 2024

\$\$\$

Lease Rate: \$18/Sq.Ft

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