

FOR LEASE

±20,250 Sq. Ft. on

±2.16 Acres

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



#101, 3494 – 63 Ave, Leduc, AB

LARGE WAREHOUSE WITH GRAVEL YARD

Property Highlights

- Features highly efficient concrete building
- High ceilings and LED lighting through-out
- Multiple grade doors
- Large mezzanine
- Large showroom/office space
- Dual yard entrance
- Large gravel yard and paved parking lot up front



780.488.0888



www.lizotterealestate.com



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



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Property Information

Municipal Address: 101, 3496 - 63 Avenue, Leduc, AB

Legal Description: Plan 1520109, Block 5, Lot 2

Site Size: 2.16 Acres (+/-)

Size: 20,250 Sq. Ft (+/-)

Mezzanine: 1,849 Sq. Ft. (+/-)

Loading: 8 14'X16' grade

Zoning: IL (Light Industrial)

Parking: Ample - paved and graveled

Heating: 4 - forced air heaters

Ceiling Height: 28'

Power: 400 AMP, 600 Volt

Sumps: 7

Possession: Immediate

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Lease Rate: \$15.00/Sq. Ft

OP Costs: \$3.60/Sq. Ft.

Contact

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