

# FOR LEASE

±10,896 Sq. Ft.

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**4504 – 61 Ave, Leduc, Alberta**

## **LEDUC INDUSTRIAL/MANUFACTURING BUILDING**

### **Property Highlights**

- Mix of showroom and warehouse space
- Well maintained building with upgrades
- New facade coming
- Ample on-site parking
- Well located within Leduc's industrial park
- 1 Docks and 1 Grade Loading



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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



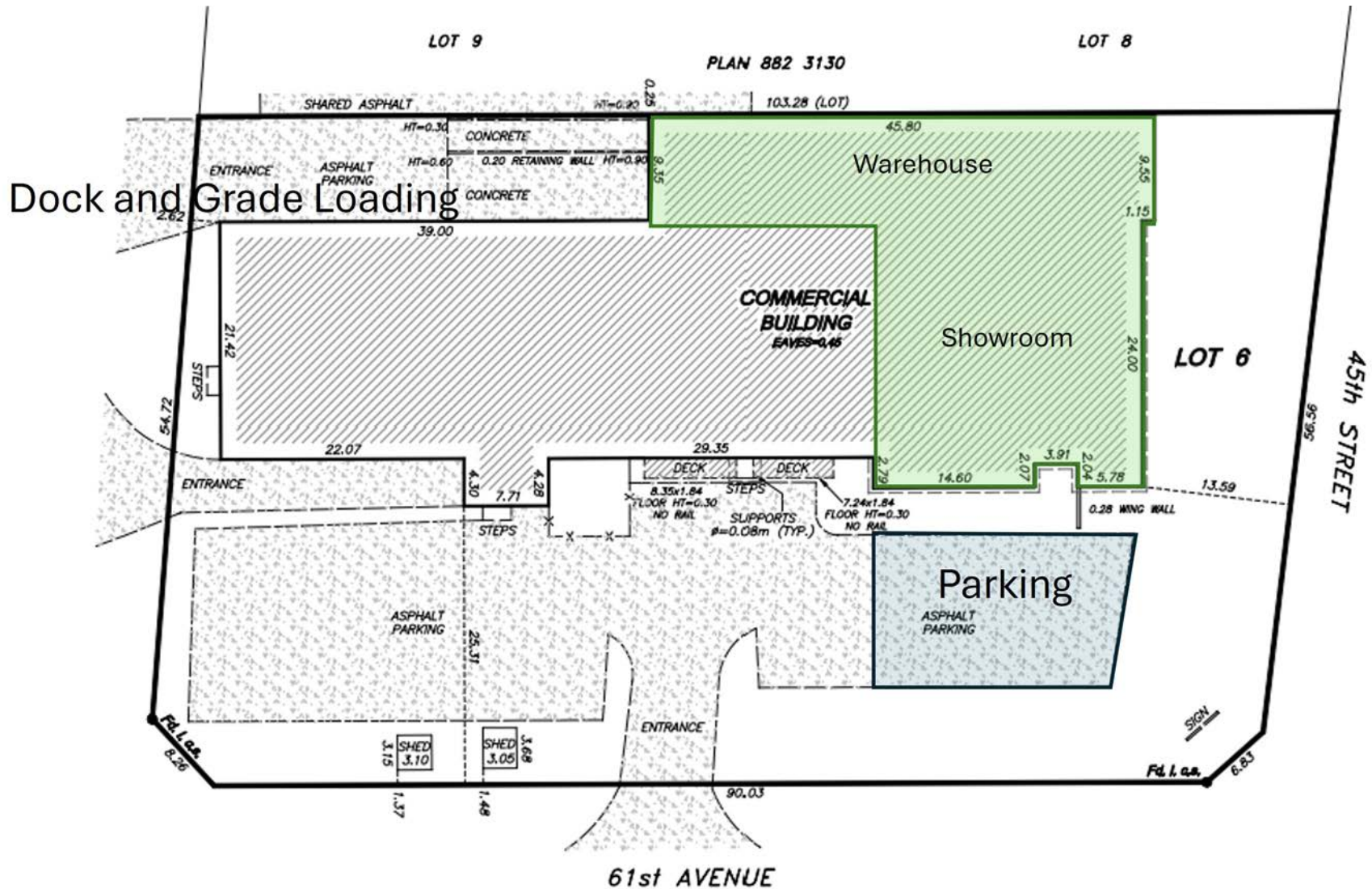
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## Leduc Industrial/Manufacturing Building



LIZOTTE

## Floor Plan





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## Leduc Industrial/Manufacturing Building

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### Property Information

**Municipal Address:** 4504 - 61 Ave, Leduc, Alberta

**Available Size:** ±10,896 Sq. Ft.

**Zoning:** IL - Light Industrial

**Power:** 600 Amp (TBC)

**Parking:** Ample on-site parking

**Loading:** (1) Dock Loading Doors  
(1) Grade Loading Doors

**Possession:** Immediate/negotiable

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**Lease Rate:** \$16.00/Sq. Ft.

**Op Costs:** \$4.00/Sq. Ft.

### Contact

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