

FOR LEASE

±15,563 Sq. Ft. on

±1.45 Acres

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



7404 - 33 Street, Leduc, AB

WAREHOUSE/OFFICE WITH LARGE YARD

Property Highlights

- Proximity to the Q.E. II Highway and Airport Road
- A/C is included in the office space and lunch room
- External vehicle plug-ins
- Dual entrance fenced gated and graveled yard
- Drive-thru bay
- Quality office build-out
- Dock and grade doors



780.488.0888



www.lizotterealestate.com



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

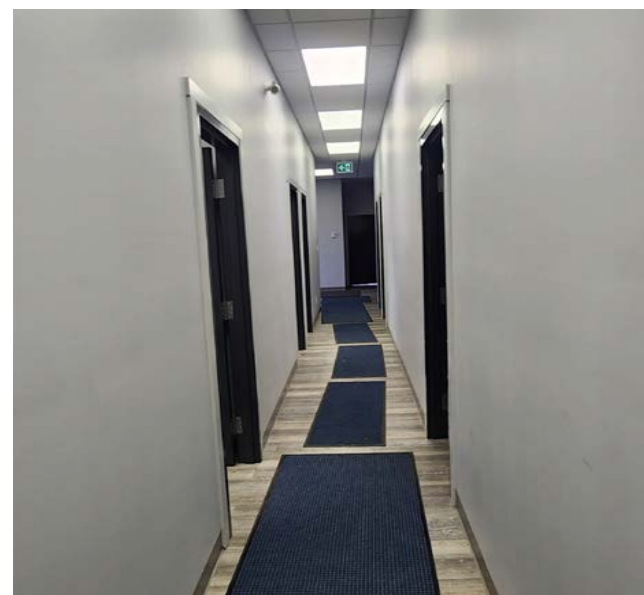
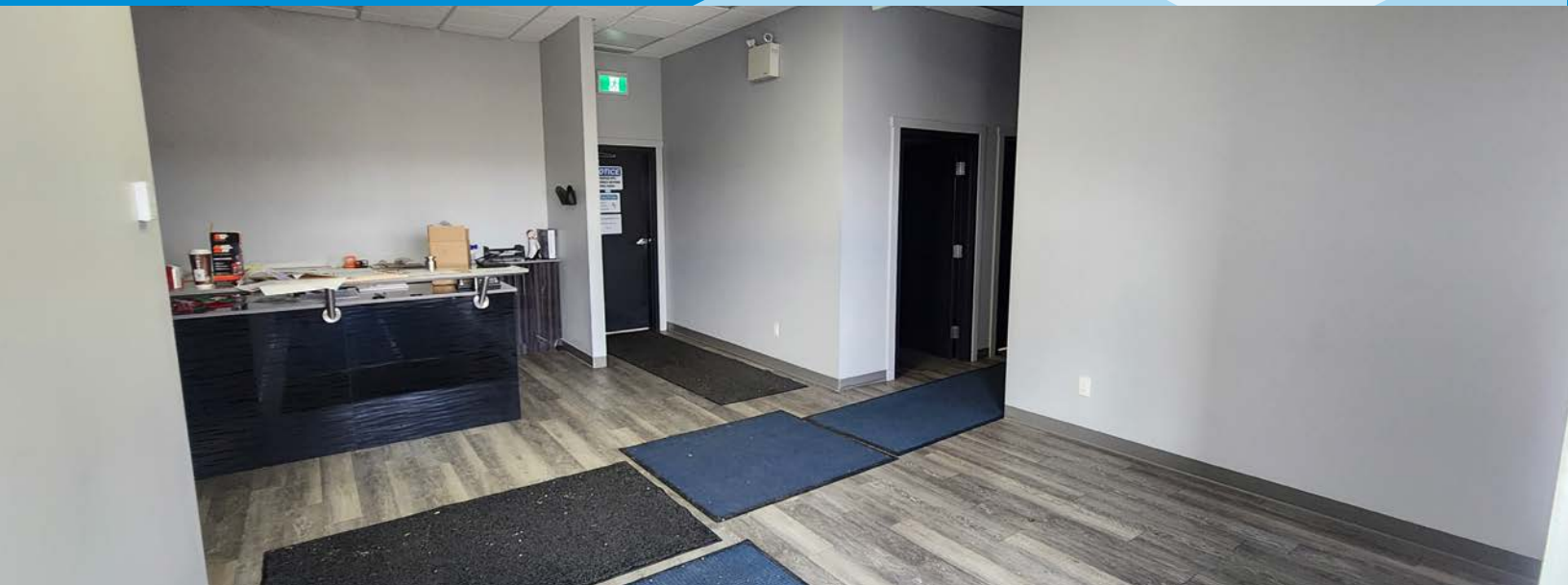


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FOR LEASE

Warehouse on 1.45 Acres

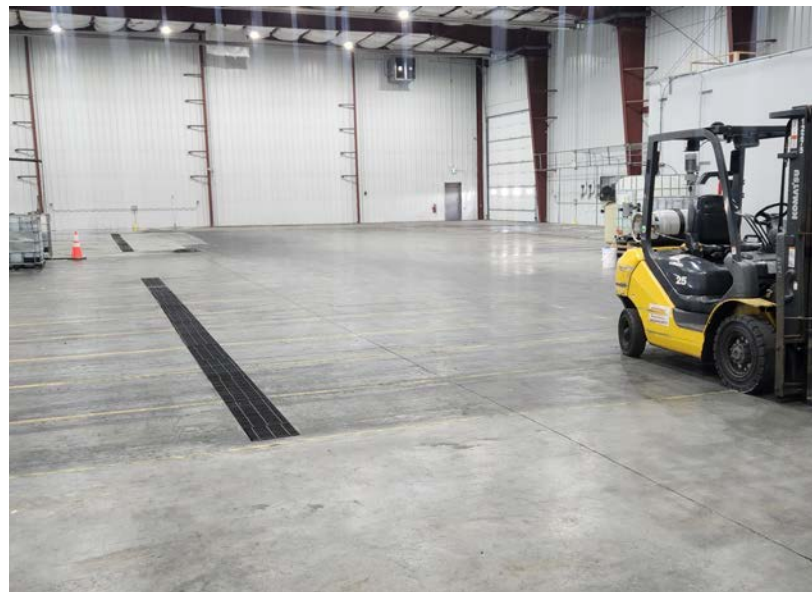
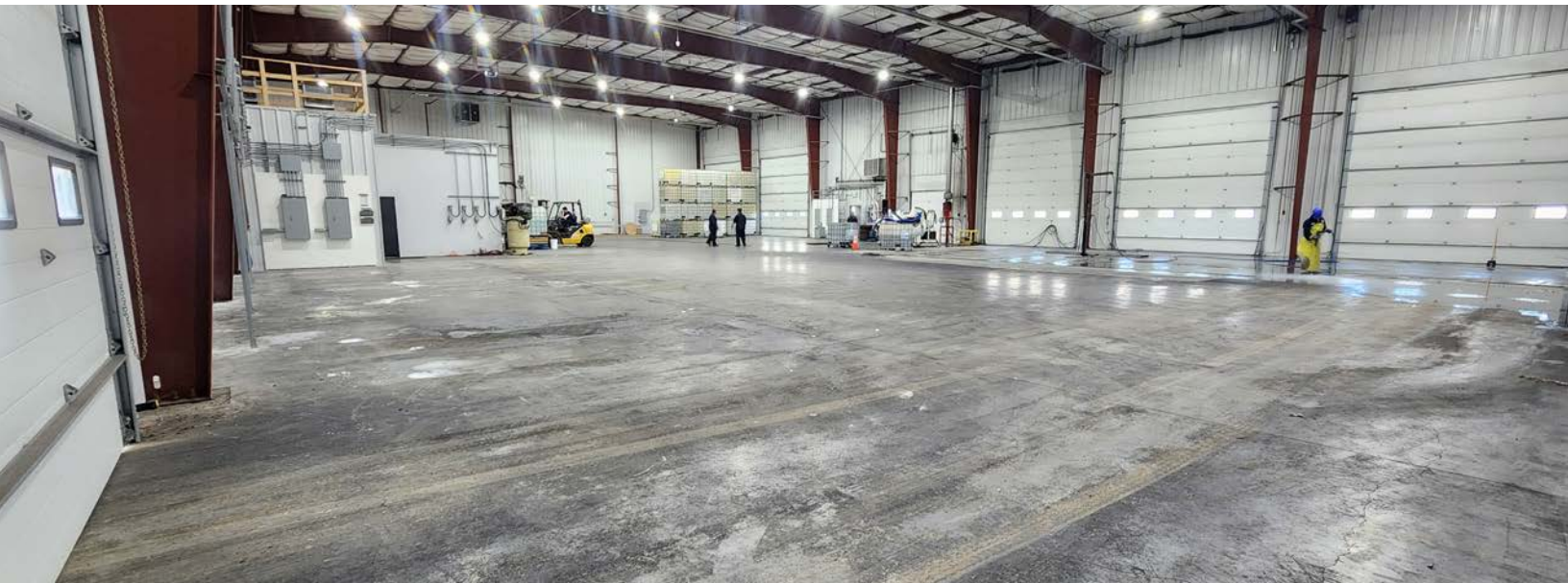
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FOR LEASE

Warehouse on 1.45 Acres

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Warehouse on 1.45 Acres

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Property Information

Municipal Address: 7404 - 33 Street, Leduc, AB

Legal Address: Plan 1423864, Blk 19, Lot 15

Building Size: 15,563 Sq. Ft. (+/-)

Lot Size: 1.45 Acres (+/-)

Zoning: IM (Medium Industrial)

Power: 225 Amp, 347/600 Volts, 3 Phase (TBC)

Sumps: (1) dual compartment sump with Trench

Ceiling Height: 25' 4" Under heater

Loading: (6) 18'x18' Electric Grade
(1) 10'x8' Dock door

Possession: Immediate/negotiable

Contact

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Lease Rate: \$15.00/Sq. Ft.

Op Costs: TBD

