

# FOR LEASE

## SMALL INDUSTRIAL BAY – 1,800 SQ FT

205 - 3910 84 Avenue, Leduc, AB



### HIGHLIGHTS

- 1,800 square feet (+/-)
- 400 square feet (+/-) of developed office
- 1,200 square feet (+/-) of shop space

### CONTACT

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## PROPERTY DETAILS

MUNICIPAL ADDRESS	Units 205 & 210 3910-84 Avenue, Leduc, AB	DOOR	Electric 12' x 14' OH grade door
TYPE OF PROPERTY	Industrial Multi-tenant bays	POWER	600V with 200 amp 120/208V panels (TBC)
ZONING	Light Industrial	CEILING HEIGHT	22'
HEATING	Forced Air	LIGHTING	Fluorescent/Metal Halide
POSSESSION	Immediate	PARKING	Ample
SERVICES	Fully Serviced		
LOADING	Grade Level Loading		
TYPE OF SPACE	Industrial Warehouse		
INDUSTRIAL PARK	Leduc Business Park		
CONSTRUCTION TYPE	Metal		
TOTAL SPACE AVAILABLE	From 1,800 sq ft (+/-)		

## FINANCIALS

LEASE RATE	<del>\$13.00/sq ft</del> \$10.75/sq ft
OPERATING COSTS	\$3.45/sq ft (estimated)

## PHOTOS

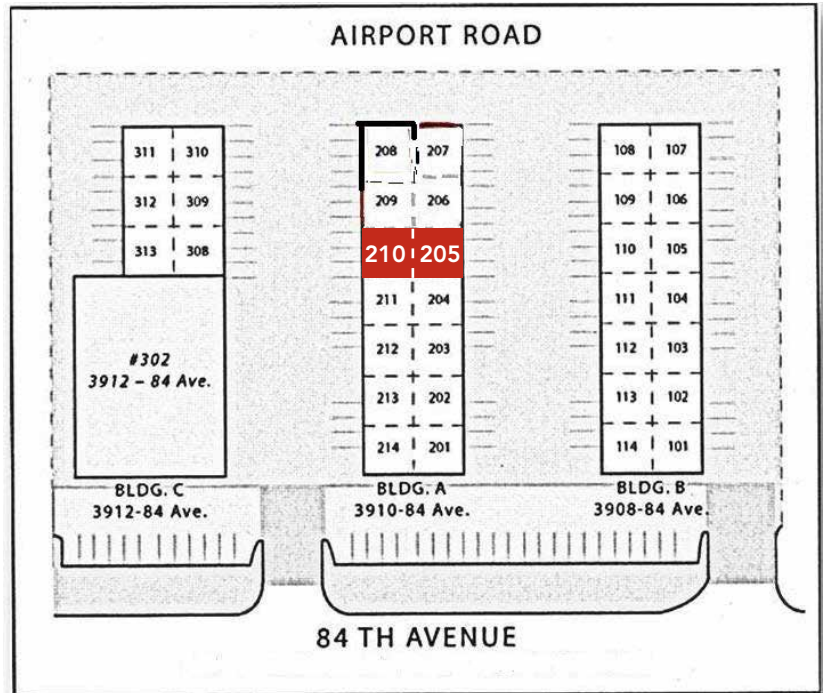


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# PHOTOS & SITE MAP



# PROPERTY LOCATION



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