

FOR LEASE

LEDUC INDUSTRIAL CONDO

4619 - 61 Avenue, Leduc, AB

1 REMAINING BAY

NEWLY RENOVATED



HIGHLIGHTS

- 2,400 sq ft ± bay available
- 3 offices
- Ample parking, overhead door and storage mezzanine

CONTACT

ERIC STANG

Partner, Associate

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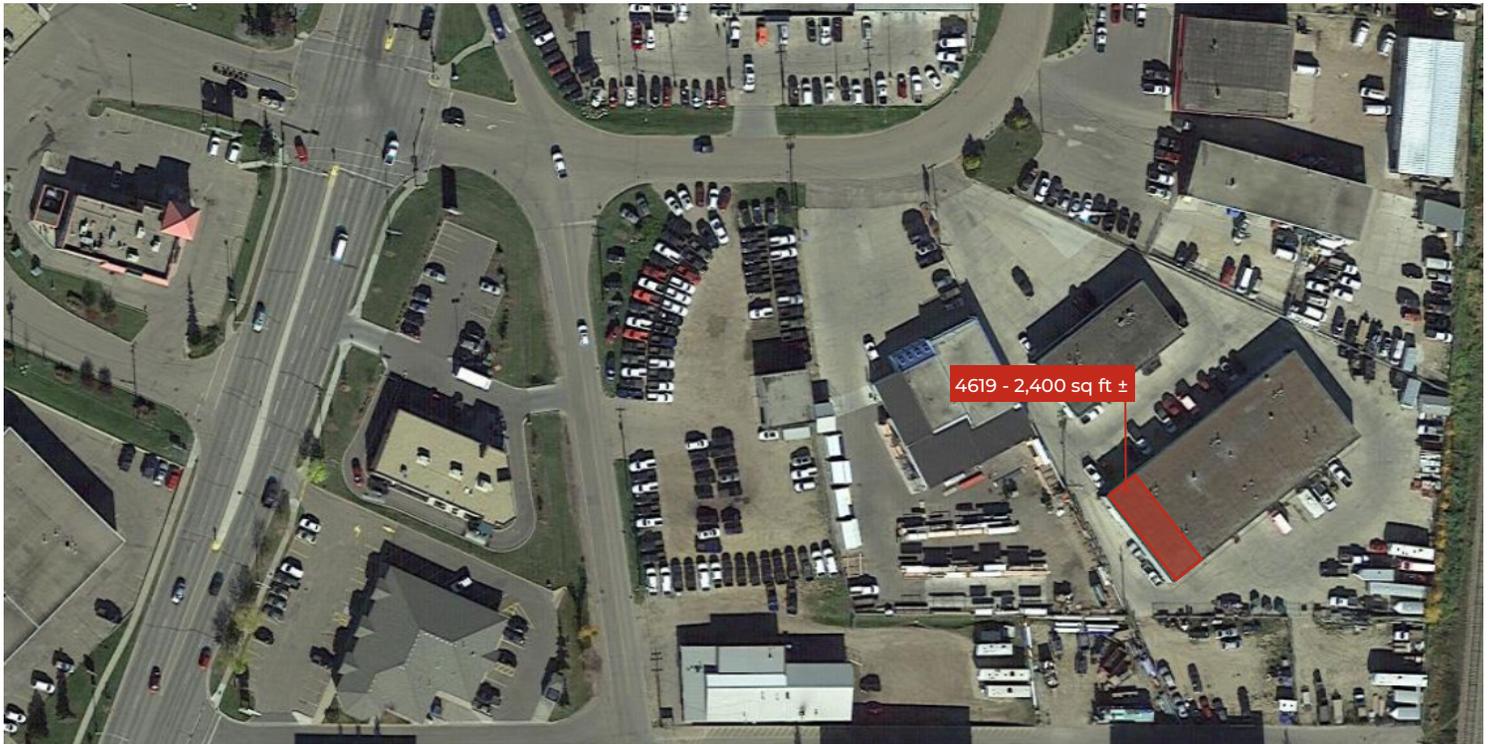


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Leduc Industrial Condo For Lease | 4619-61 Avenue, Leduc



Property Information

MUNICIPAL ADDRESSES	4619 - 61 Avenue, Leduc, AB
LEGAL DESCRIPTION	Plan: 1120825; Block: 2; Lot: 4B
ZONING	IBL (Business Light Industrial)
SPACE AVAILABLE	2,400 sq ft ±
CEILING HEIGHT	14' clear
POWER	200 Amp, 120/208 Volt
SIGNAGE	Facade & Pylon
PARKING	Ample
LIGHTING	LED
HEATING	Forced air Radiant

Lease Financials

LEASE RATE	\$13.00/sq ft (net)
OPERATING COSTS	\$3.25/sq ft
POSSESSION	Immediate



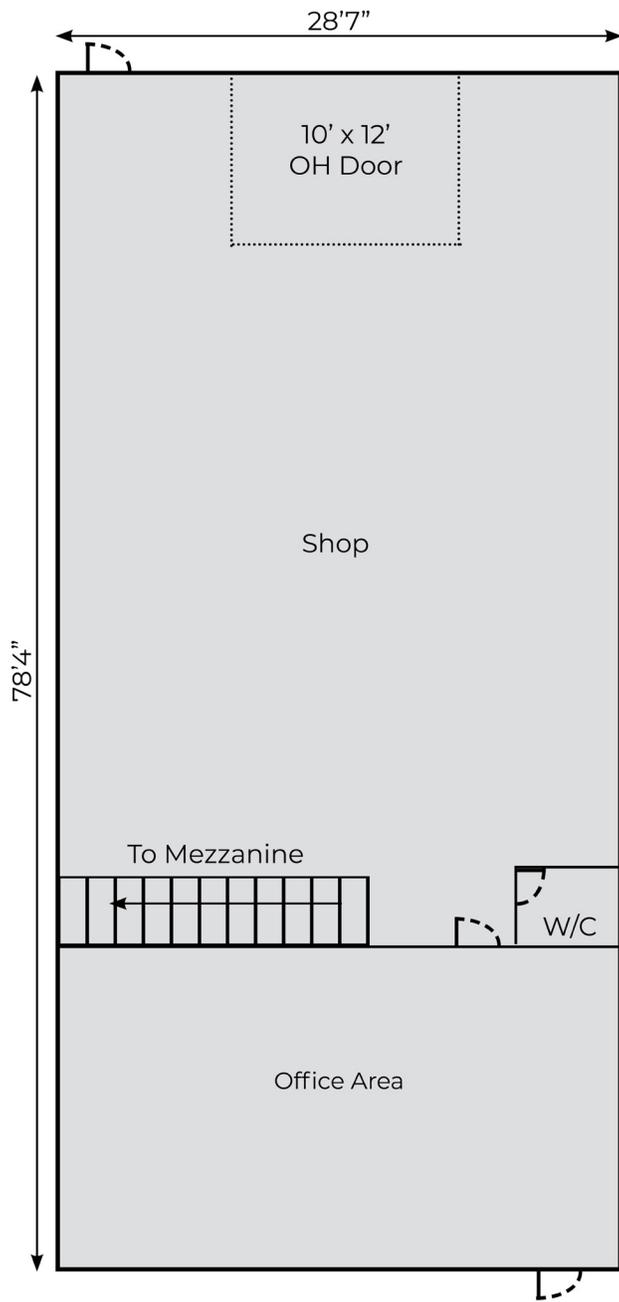
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Floor Plan (drawing for illustration only, actual may vary).



2,400 sq ft ± - build out includes (3) offices, lunchroom, shop space, mezzanine and a washroom.

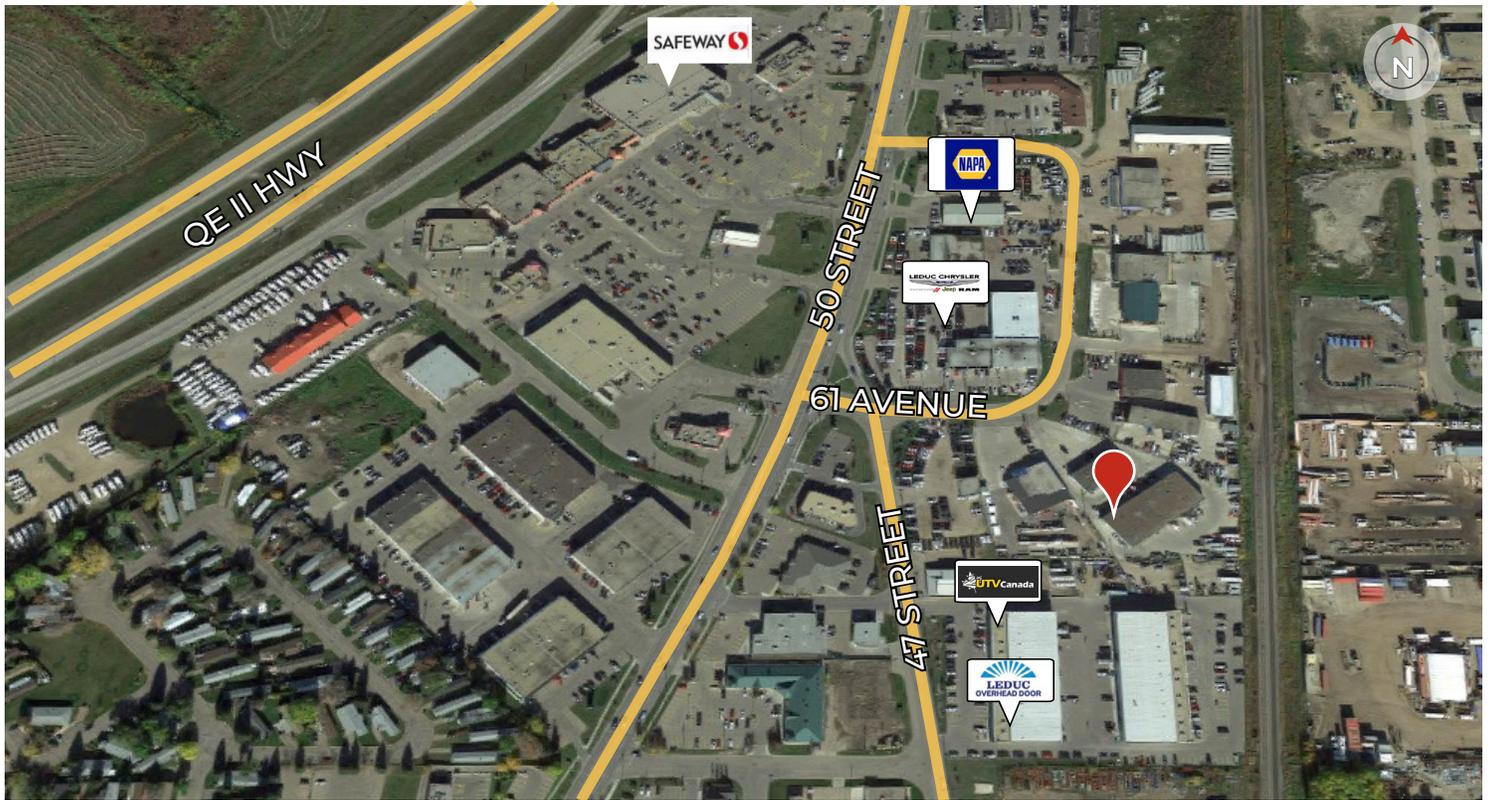


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NEIGHBOURHOOD



Located in Leduc, Alberta. Just off 50th Street, one of Leduc's major commercial arterials, providing easy access and good exposure. Access to public transit. Minutes to the Edmonton International Airport and other major transportation routes including Alberta's QE II Highway. In close proximity to a variety of amenities, industries and communities.

*Quality Based on **Results**, Not **Promises**.*



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Eric was born in Saskatchewan and raised in Edmonton. He spent 12 years working with a major mobile heavy equipment supplier in a sales and account management capacity. Eric has a Business Administration Diploma from the Northern Alberta Institute of Technology.

As a member of Royal Park Realty's team since 2010, Eric handles a variety of important listing agreements including building sales, traditional leasing and land sales. His knowledge of the industries that keep Alberta moving is an asset to clients looking for a solution to their Real Estate needs. Eric prides himself on building long-term client relationships based on an understanding of the clients' needs and business requirements.

Eric is an active family and community person. He and his wife are raising their three boys in the Edmonton area.



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