

FOR LEASE

LEDUC INDUSTRIAL CONDO

4613 - 61 Avenue, Leduc, AB



HIGHLIGHTS

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

CONTACT

ERIC STANG

Partner, Associate

T 780.423.7585

C 780.667.9605

eric@royalparkrealty.com

SCOTT ENDRES

Partner, Broker

T 780.423.7588

C 780.720.6541

scott@royalparkrealty.com

JOEL WOLSKI

Director, Associate

T 780.423.7599

C 780.904.5630

joel@royalparkrealty.com

JOANNA LEWIS

Associate

T 780.423.7580

M 780.448.0800

joanna@royalparkrealty.com

com

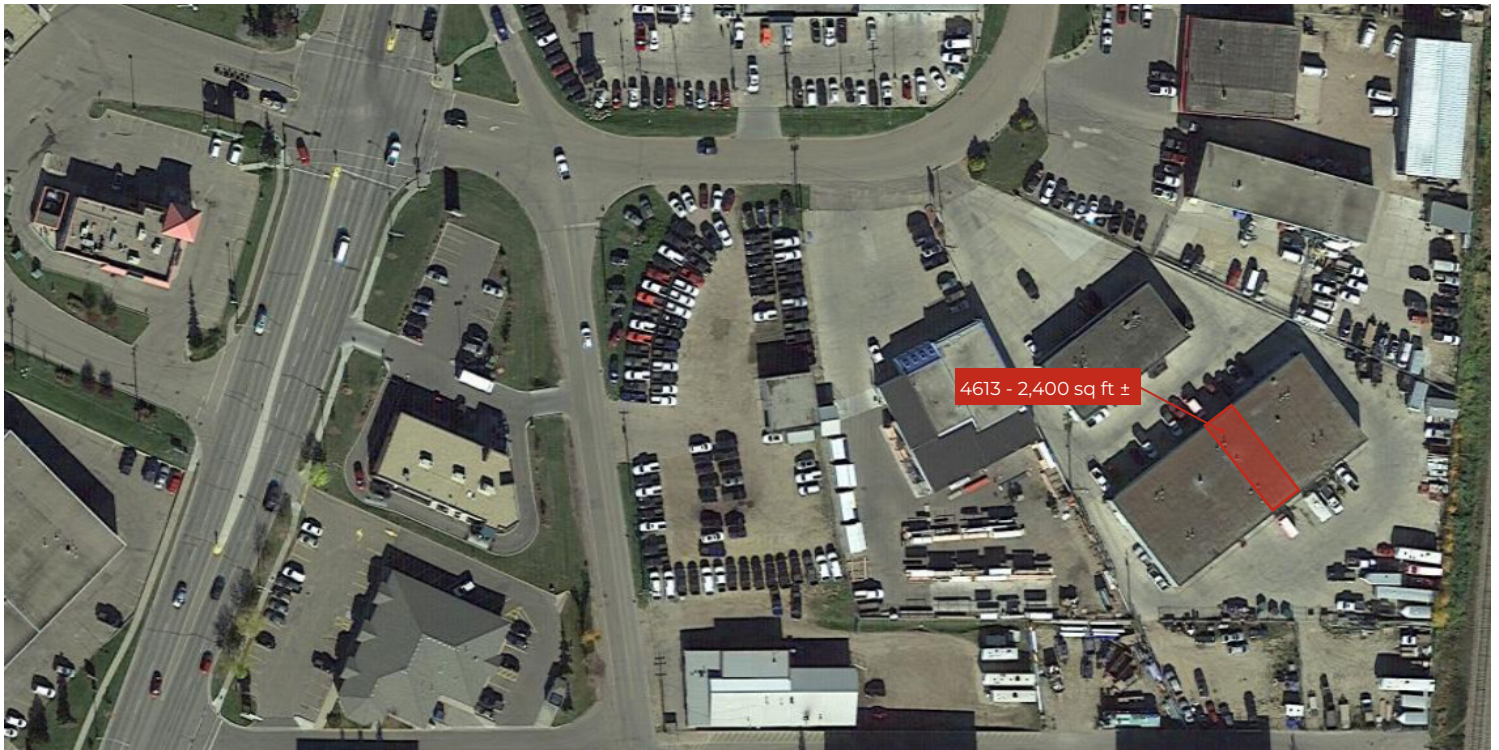


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Leduc Industrial Condo For Lease | 4613-61 Avenue, Leduc



Property Information

MUNICIPAL ADDRESSES	4613 - 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	Fluorescent
HEATING	Forced air Radiant

Lease Financials

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



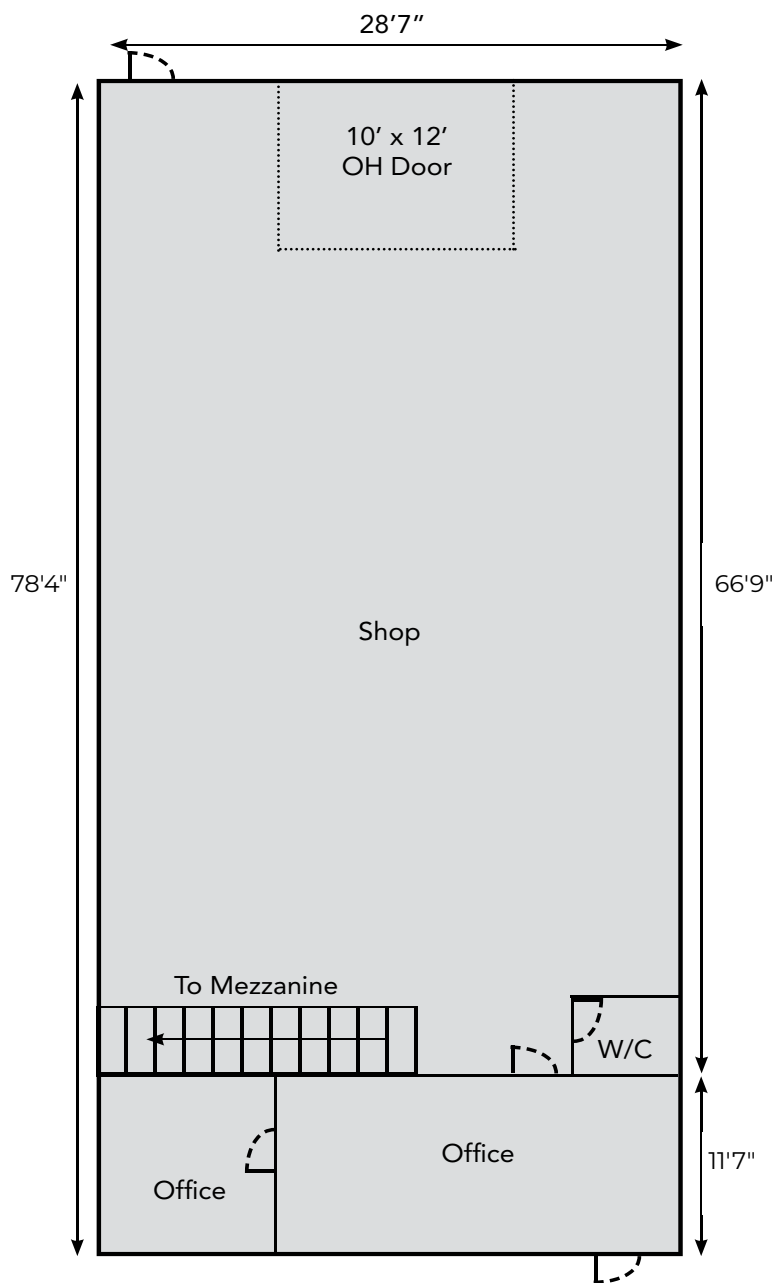
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Floor Plan (drawing for illustration only, actual may vary).



2,400 sq ft ± - build out includes office & reception area, shop space, mezzanine and washroom.

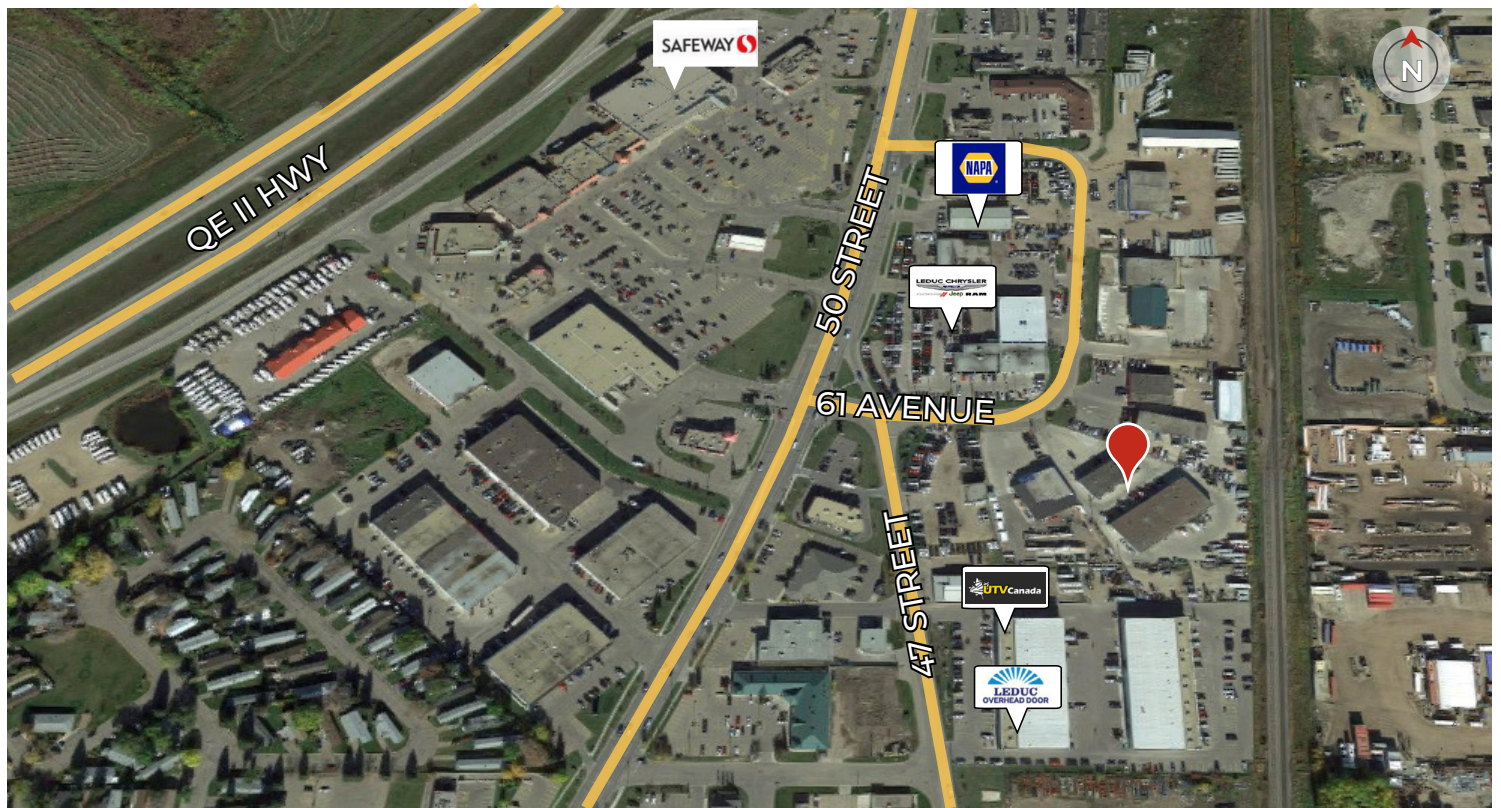


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Neighbourhood



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**.*

Contact Our Team For More Information

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