

FOR LEASE

INDUSTRIAL BAY WITH YARD

7106 42 Street, Leduc, AB



HIGHLIGHTS

- Modern building located in Leduc Business Park
- 2 overhead doors
- Turn key office development included in lease rate
- Up to .5 acre yard storage available
- 10 ton crane capable
- Floor sump

CONTACT

KELLY GIBBON

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BERT GAUDET

Director, Associate Broker
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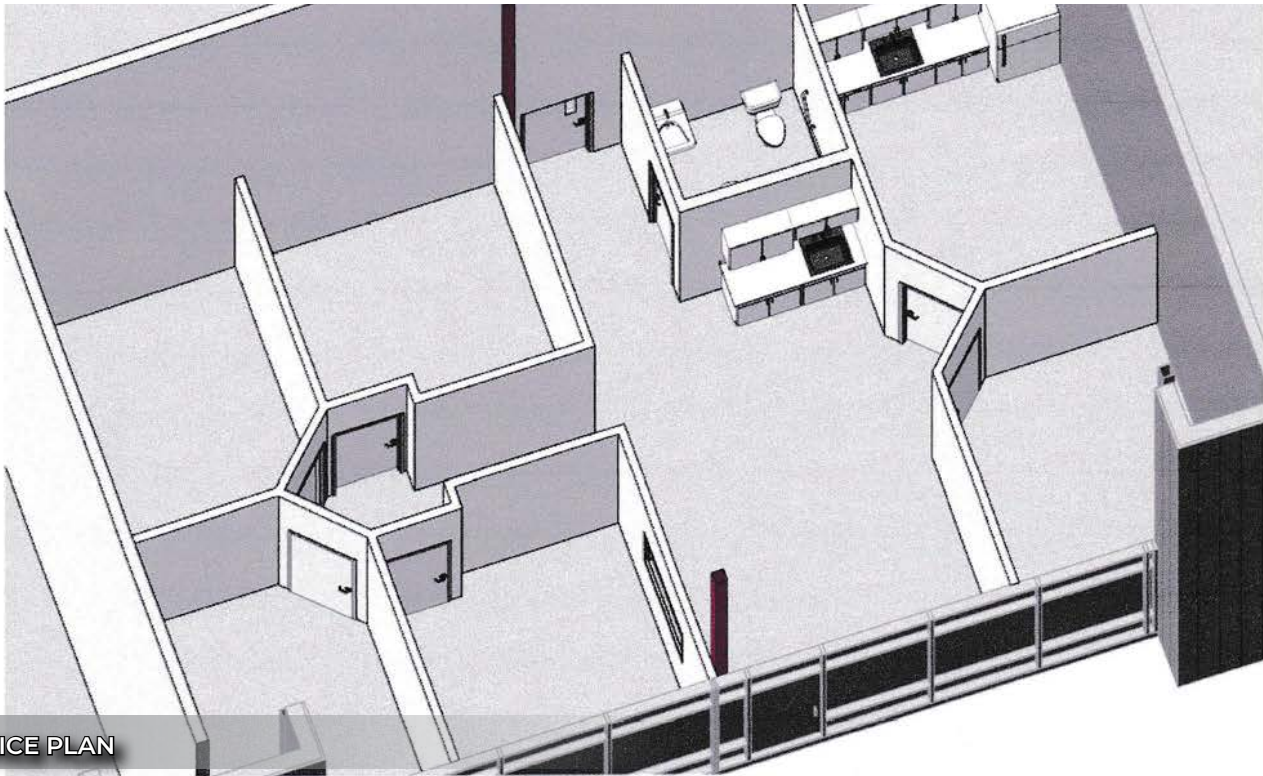


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MAIN FLOOR PLAN



OFFICE PLAN

PROPERTY DETAILS

MUNICIPAL ADDRESS	7106 42 Street, Leduc, AB
TYPE OF PROPERTY	Industrial multi-tenant building
ZONING	IM - Medium Industrial
POWER	120/208 3 phase 200 amp
OFFICE AREA	1,500 sq ft (+/-) main floor
WAREHOUSE AREA	5,750 sq ft (+/-)
LOADING	(1) 18'x20' (1) 12'x14' overhead door
CEILING HEIGHT	27' under eave
COLUMN GRID	28'x50'
CRANES	10-ton crane capable, bay designed for 22' under hook
LIGHTING	T5 fluorescent
PARKING	Scramble parking
POSSESSION	Immediate

FINANCIALS

LEASE RATE	Market
YARD LEASE RATE	\$1.00/sq ft net
OPERATION COSTS	\$4.37/sq ft



COFFEE NOOK



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PHOTOS



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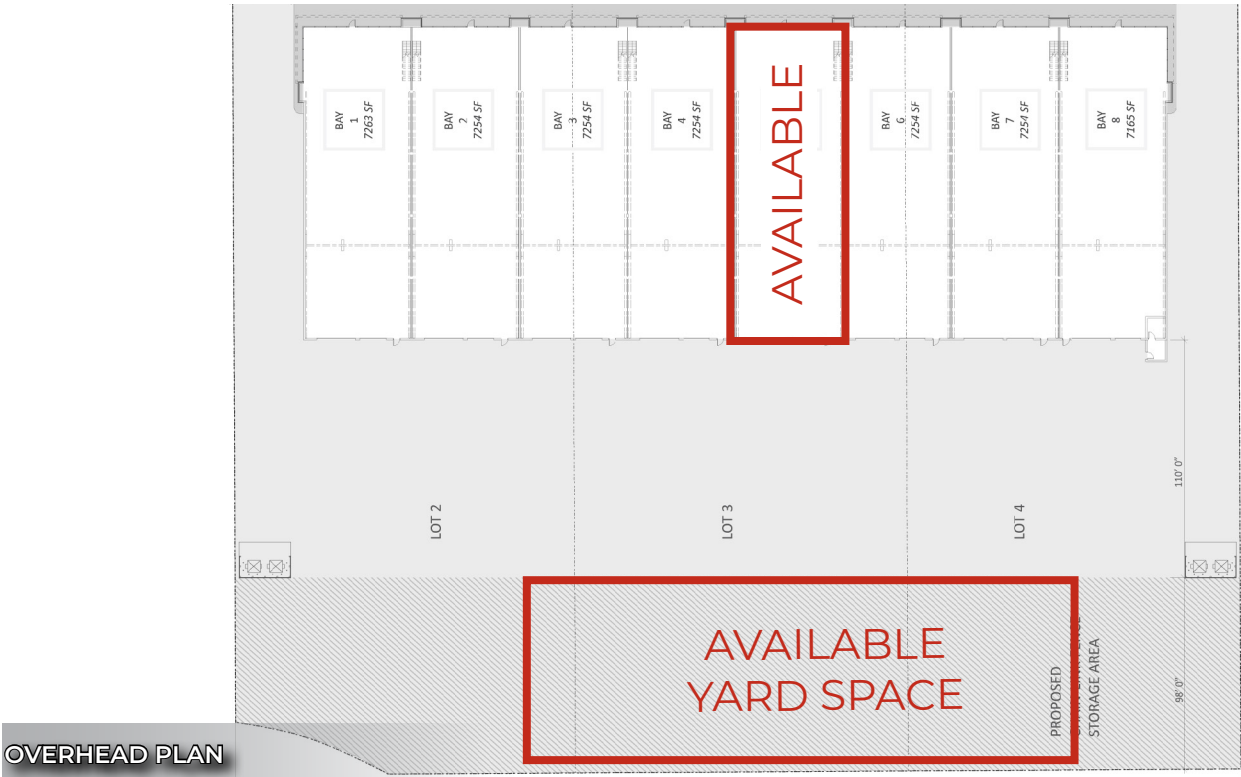
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AERIAL



REAR ACCESS

SITE PLAN



OVERHEAD PLAN



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PROPERTY LOCATION



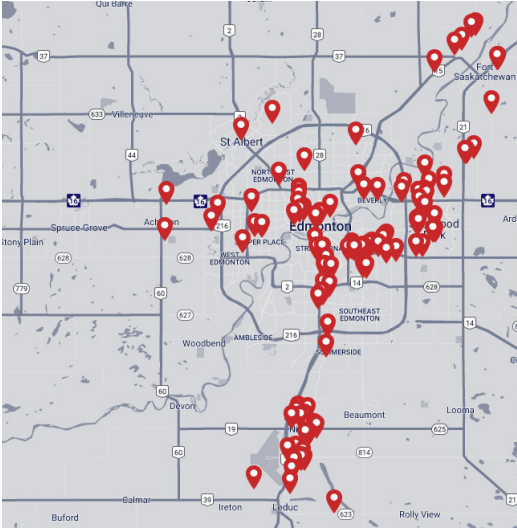
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ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

BERT GAUDET Director, Associate Broker



In 2010 Bert, as an owner of Garstad and Whittingham Realty, joined forces with the Royal Park Realty team. He has 20 years of commercial real estate experience, with specific knowledge of the Nisku/Leduc market.

Bert enjoys providing personalized service to his clients and prides himself on building long-term relationships with them. He is passionate about putting together deals and consistently producing results.

KELLY GIBBON Director, Associate, MBA



Kelly takes great pride in the service that he provides. His focus is aligning his efforts with the goals and desires of his clients. This approach has been extraordinarily beneficial to the people and companies that he represents and has helped Kelly create many long term relationships as a trusted advisor.

Kelly's thorough attention to detail as well as his creative approach to problem solving has made him a huge asset to his real estate clientele.



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