

# FOR LEASE

## INDUSTRIAL BAY WITH YARD

#101, 7106 42 Street, Leduc, AB



### HIGHLIGHTS

- 7,142 sq ft ± industrial bay
- Modern building located in Leduc Business Park
- 2 overhead doors
- End Cap bay
- Modern office development
- Up to .5 acre yard storage available
- 10 ton crane capable
- Floor sump

### CONTACT

#### KELLY GIBBON

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#### BERT GAUDET

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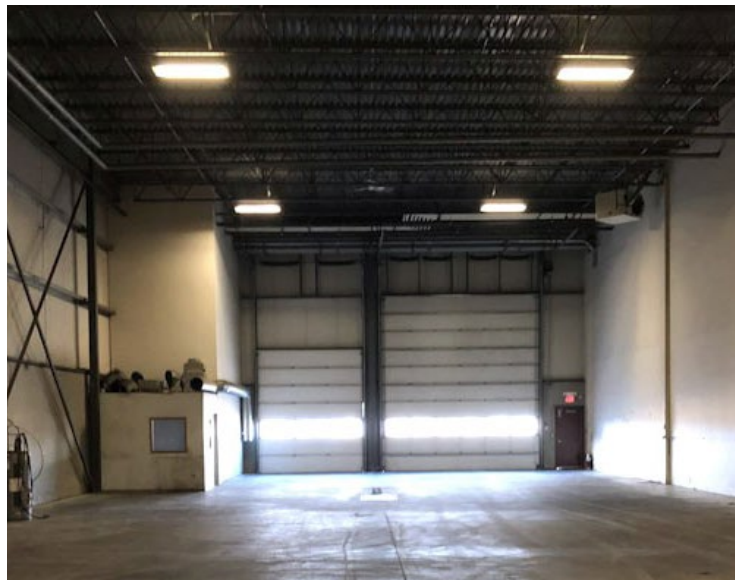
## PROPERTY DETAILS

MUNICIPAL ADDRESS	#101, 7106 42 Street, Leduc, AB
TYPE OF PROPERTY	Industrial Multi-tenant building
ZONING	IM - Medium Industrial
POWER	120/208 3 phase 200 amp
AVAILABLE SPACE	7,142 sq ft ±
OFFICE AREA	1,500 sq ft ±
WAREHOUSE AREA	5,642 sq ft ±
LOADING	(1) 18'x20' (1) 12'x14' overhead doors
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	July 1, 2025
OTHER FEATURES	Paved marshalling area

## FINANCIALS

LEASE RATE	\$13.75/sq ft Net
YARD LEASE RATE	\$1.00/sq ft Net
OPERATION COSTS	\$4.85/sq ft

## PHOTOS



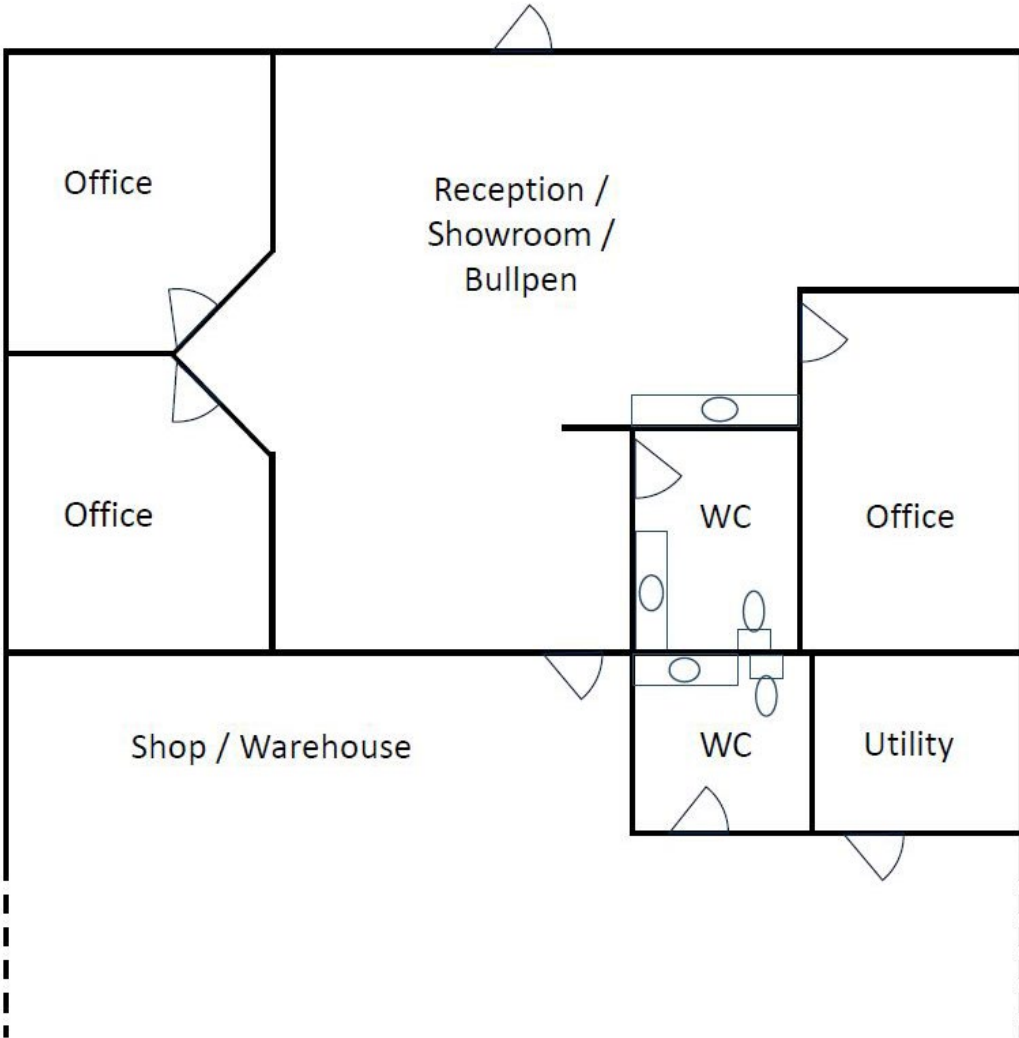
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# FLOOR PLAN



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PROPERTY LOCATION



SITE PLAN



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## PROPERTY LOCATION



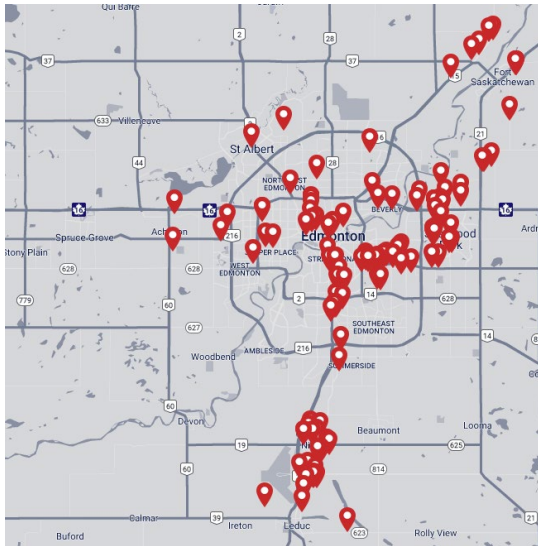
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# ABOUT ROYAL PARK REALTY

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- 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

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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

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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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