

FOR SALE/LEASE

SAWRIDGE INDUSTRIAL CONDOS NOW PRE-SELLING AND LEASING

5605/5607-43 Street, Leduc, AB



Brand New Industrial Condos in Leduc

New industrial condos in Sawridge Business Park, featuring grade loading, drive-thru options, fenced compounds, and sumps. Units starting at 2,018 sq ft ±. Possession in Q4 2025. Don't miss out!

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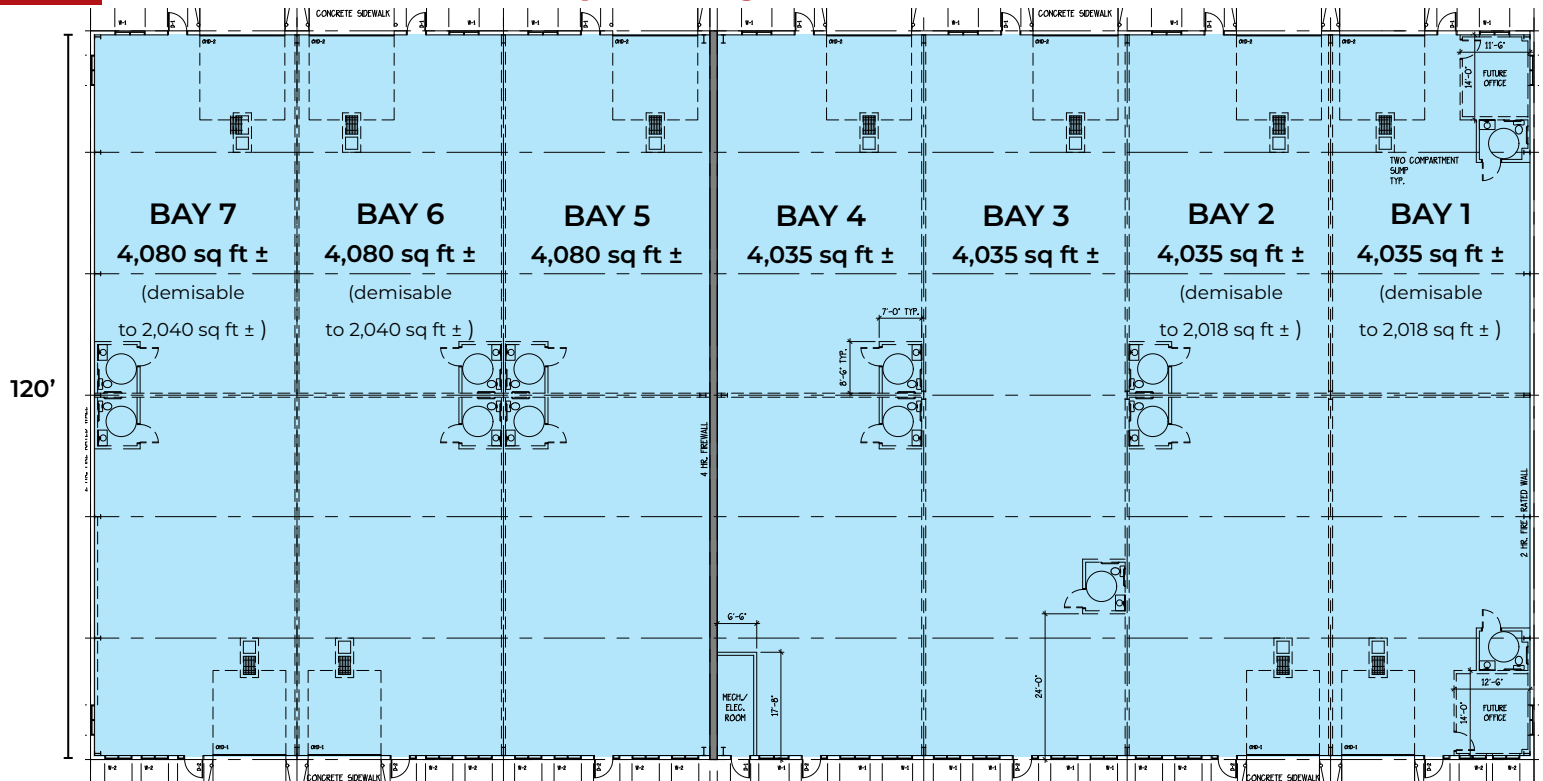


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REALTY™

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#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

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PROPERTY OVERVIEW | Sawridge Industrial Condos in Leduc, AB



PROPERTY FEATURES

- Brand-new industrial condos
- Drive-thru options
- Flexible unit sizes starting at 2,018 sq ft
- 120' length x 34' width
- 25' x 45' fenced storage compounds
- Fully secured rear yard with two gated access points
- Dual compartment sumps and trench drains
- Option to receive units as a shell or with build-out (including 1 washroom and 1 office)
- Prime connectivity with easy access
- Now preleasing and selling, available for tenants, purchasers, and investors
- Ideal for flexible ownership options

INFORMATION & FINANCIALS

MUNICIPAL ADDRESS	5605/5607-43 Street, Leduc, AB
LEGAL DESCRIPTION	Plan: 1423972; Block: 1; Lots: 4 & 5
ZONING	IL (Light Industrial)
UNIT SIZES	Starting from 2,018 sq ft ± & up
CEILING HEIGHT	18' 6" clear
ELECTRICAL	100 - 200 amp, 120/208 volt, 3 phase
HEATING	Radiant tube
GRADE LOADING	12' x 14' (front) 14' x 14' (back)
LIGHTING	LED
INTERNET	Telus Fibre Optic
SUMPS	Dual compartment
POSSESSION	Q4 2025
SALE PRICE	\$280.00/sq ft
CONDO FEES	TBD
PROPERTY TAXES	TBD
LEASE RATE	\$16.00/sq ft (shell) \$18.00/sq ft (1 w/c 1 office built)
FENCED COMPOUNDS	\$250.00/month
OPERATING COSTS	\$4.50/sq ft (est.)

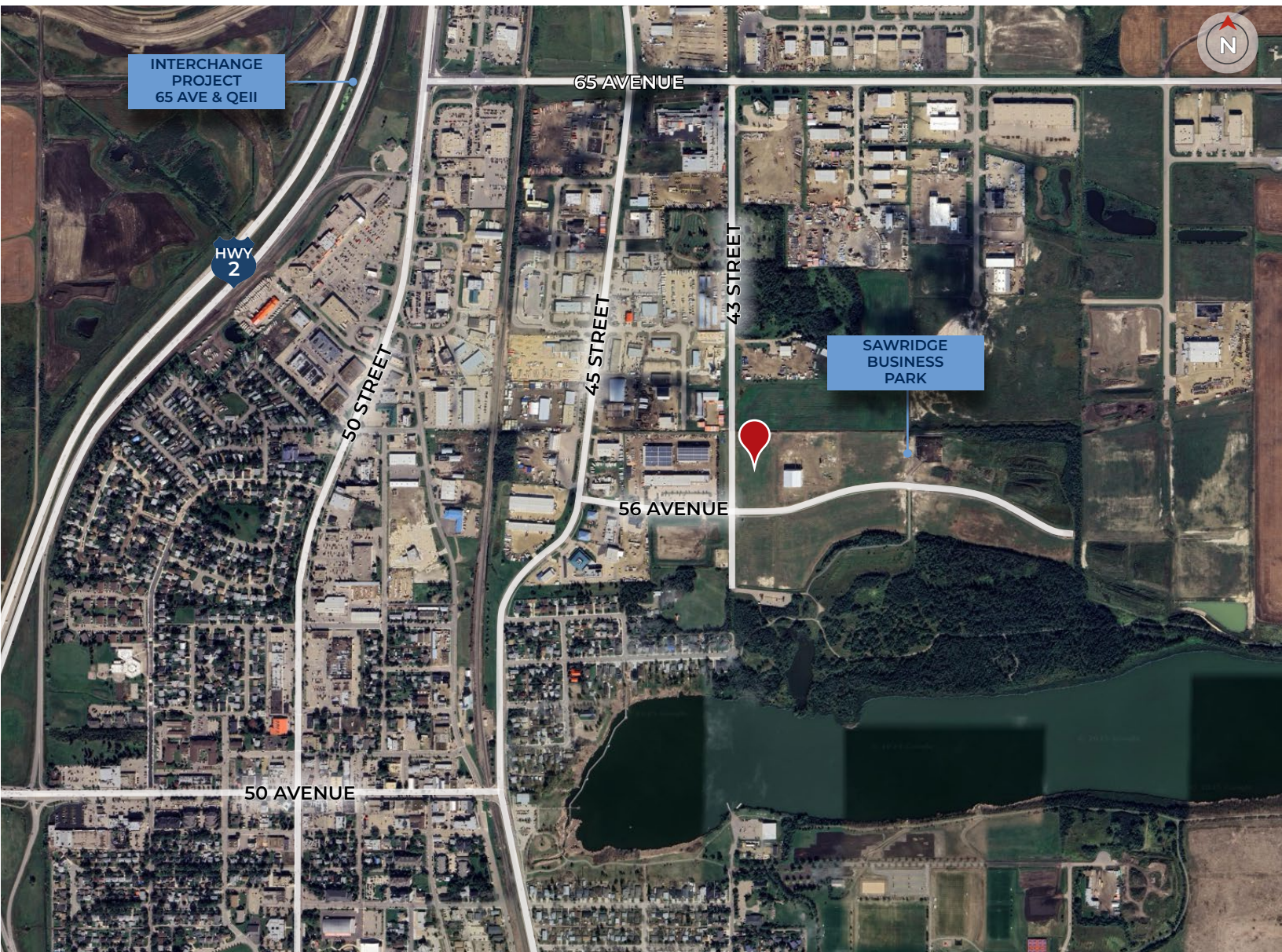


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LOCATION OVERVIEW | Sawridge Industrial Condos, Leduc, AB



Make Sawridge Business Park the Perfect Location for Your Company!

Potential Uses Include:

- Business Support Service
- Contractor Service
- Drive Through Service
- Equipment Rental
- General Industrial (Light)
- Parking Facility
- Recreation Facility (Indoor)
- Warehouse Sales ... and more!

Why Leduc:

- Attractive Property Taxes
- Economic Growth
- Flexible Zoning
- Strategic Location
- Access to Skilled Workforce
- Transportation Network
- Population Growth
- Infrastructure Upgrades

Quick Access:

- Downtown Leduc: 3 minutes
- EIA: 9 minutes
- Nisku: 10 minutes
- South Edmonton: 15 minutes
- Beaumont: 16 minutes
- Highway 21: 18 minutes
- Devon: 24 minutes
- Downtown Edmonton: 30 minutes

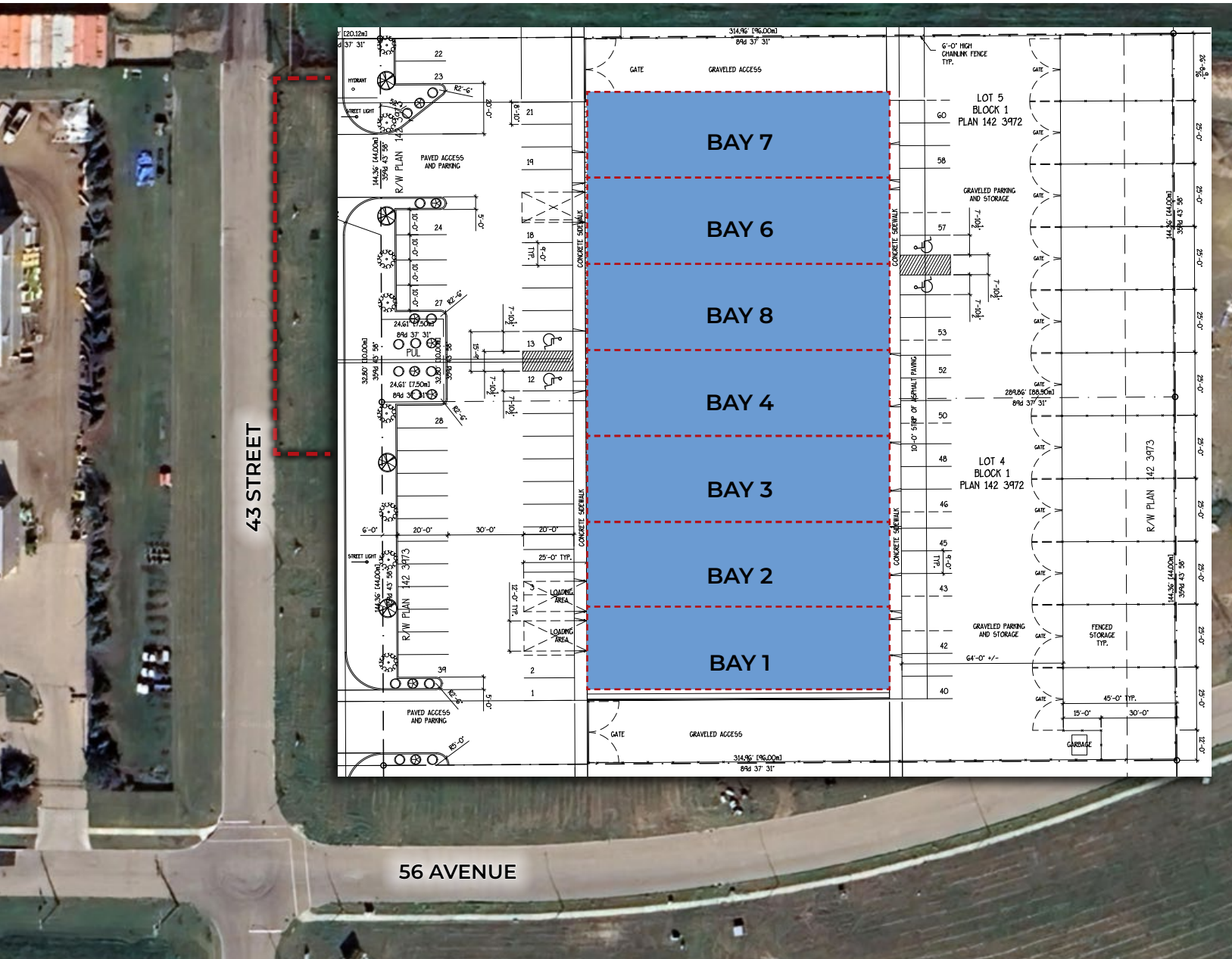


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SITE PLAN | Sawridge Industrial Condos, Leduc, AB



BAY	1	2	3	4	5	6	7
AREA (SQ FT)	2,018 - 4,035	2,018 - 4,035	4,035	4,035	4,080	2,040 - 4,080	2,040 - 4,080
DRIVE-THRU	Yes	Yes	No	No	No	Yes	Yes
LOADING	1 - 12' x 14' 1 - 14' x 14'	1 - 12' x 14' 1 - 14' x 14'	1 - 12' x 14'	1 - 12' x 14'	1 - 12' x 14'	1 - 12' x 14' 1 - 14' x 14'	1 - 12' x 14' 1 - 14' x 14'
SALE PRICE	\$ 565,040	\$ 565,040	\$ 1,129,800	\$ 1,129,800	\$ 1,142,400	\$ 571,200	\$ 571,200
LEASE RATE	\$ 2,690/month	\$ 2,690/month	\$ 5,380/month	\$ 5,380/month	\$ 5,440/month	\$ 2,720/month	\$ 2,720/month
COMMENTS:	*Sale prices and lease rates are based on total bay sizes, or the demisable size where applicable.						
	*Bays will be delivered as shell space at \$16.00/sq ft (net), or built out with 1 restroom and 1 office at \$18.00/sq ft (net).						



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NOW PRE-SELLING & PRE-LEASING | Sawridge Industrial Condos, Leduc, AB



Investing in Sawridge presents a prime opportunity to secure brand new industrial space in Leduc. This exciting development offers modern, drive-thru units with secured fenced compounds, perfect for a variety of businesses. With ample outdoor storage space and a strategic location, Sawridge Industrial Condos is Leduc's newest condo development, designed to meet the growing demand for flexible and efficient commercial spaces. Available for tenants, purchasers, and investors, the development provides flexible ownership options to accommodate diverse business needs.

CONTACT OUR TEAM:



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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.