

FOR SALE

QUALITY FLEX INDUSTRIAL FACILITY

6613 Sparrow Drive, Leduc, AB



24,361 SF ON 3.19 ACRES

LOW SITE COVERAGE



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PROPERTY DETAILS

- Within Leduc municipality boundary
- Built in 2003
- Renovated in 2020
- 6 inch concrete slab
- 600 Amp power, 3 phase 4 wire (TBC)
- ±252 Feet of frontage onto Sparrow Drive
- Two access points via Sparrow Drive
- Paved parking, fenced perimeter

13,320 SF	Service area (shop)
6,402 SF	Showroom/Sales Office Area
981 SF	Parts Storage
3,658 SF	Mezzanine Offices/Lunchroom
24,361 SF	Total Building Area



HIGHWAY 625

EDMONTON
INTERNATIONAL
AIRPORT

HIGHWAY 2

AIRPORT ROAD

PREMIUM OUTLET COLLECTION
EDMONTON INTL AIRPORT

SPARROW DRIVE

O.E. Motors

Fountain Tire

CARSTAR.

newAGE

HYUNDAI

H

DK

Schwab

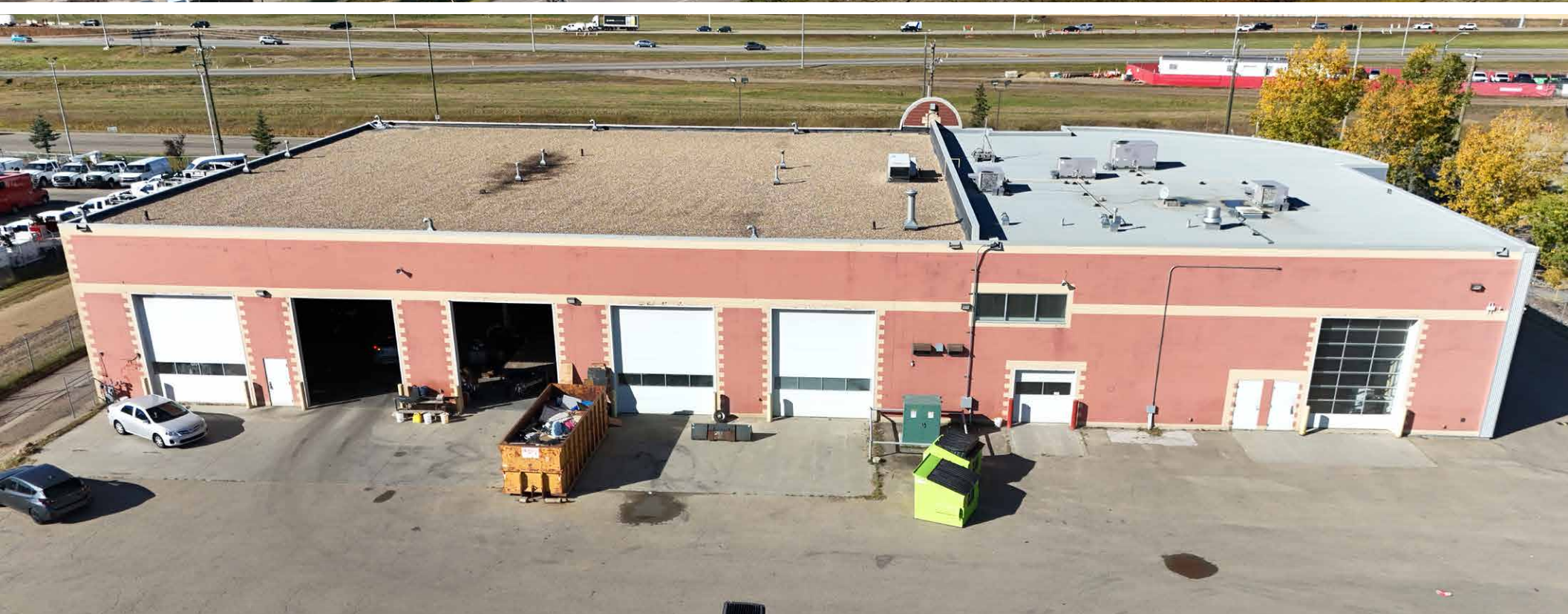
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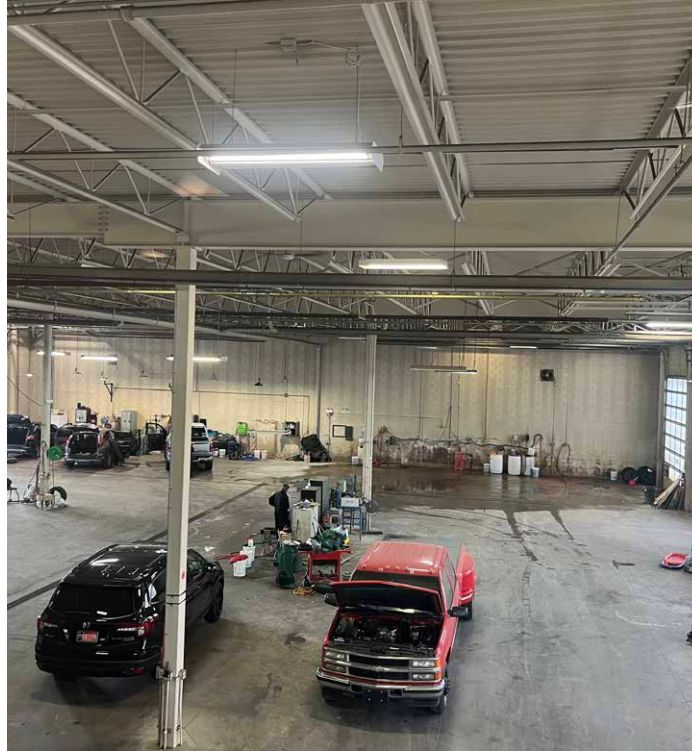
CAR WASH

MAZDA

65 AVENUE

MUNICIPAL ADDRESS	6613 SPARROW DRIVE, LEDUC, AB
LEGAL DESCRIPTION	LOT 18, PLAN 0020204
ZONING	IBL - BUSINESS LIGHT INDUSTRIAL
PROPERTY TYPE	INDUSTRIAL
LAND SIZE	3.19 ACRES
BUILDING SIZE	24,361 SF
AVAILABILITY	IMMEDIATE
BUILDING AGE	2003
PARKING	PAVED
LOADING DOORS	TEN (10) 16' X 14' OH GRADE DOORS (5 DRIVE THROUGH)
CEILING HEIGHT	SHOP CEILINGS 24'
SALE PRICE	\$7,975,000





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WAKEFIELD**
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KEEP IN TOUCH

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