

8101 39 STREET, LEDUC

STRONG TENANT BASE / YARD SPACE / LIGHT USE

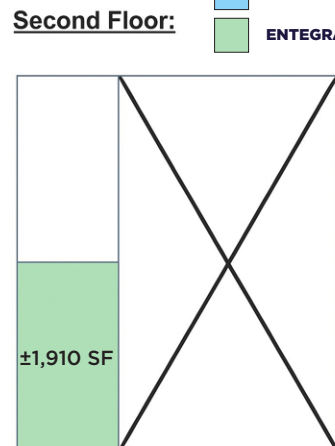
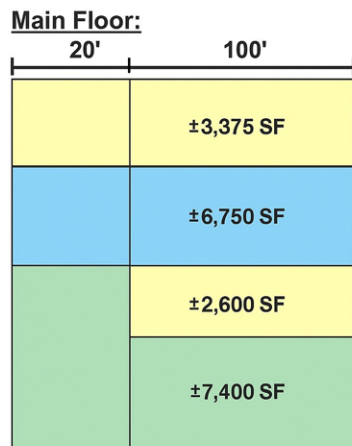


PROPERTY DETAILS

SITE PLAN



STACKING PLAN: *NOT TO SCALE



Municipal Address:	8101 39 Street, Leduc
Legal Description:	PLAN 0424226 BLOCK 7 LOT 3
Year Built:	2006
Market:	Leduc Industrial Park
Site Size:	1.80 Acres
Site Coverage Ratio:	26%
Multi-Tenant Building:	(6) Bays Main Floor Office/Warehouse: ± 20,125 SF Second Floor Office: ± 1,910 SF Total: ± 22,035 SF
Power:	1200 amps
Loading Doors:	(6) 14' x 16' translucent industrial door panels for natural warehouse light
Lighting:	Metal halide
Heating:	Radiant tube
Sumps:	one per bay (TBC)
Clear Height:	20'
Services:	Full municipal
Building Construction:	8' concrete block + insulated metal panel
Fibre Internet:	Yes
Yard:	Secure, fenced and gated gravel yard
Zoning:	IM - Medium Industrial
Taxes:	\$54,516.33
SALE PRICE:	\$3,599,000



QUEEN ELIZABETH II HIGHWAY

SPARROW DRIVE

AIRPORT ROAD

RANGE ROAD 250A

42 STREET

81 AVENUE

43 STREET

39 STREET

SITE

AERIAL VIEW



INVESTMENT OPPORTUNITY

- Light Use Building
- Prime location in Leduc Business Park
- Direct access to Edmonton International Airport.
- Easy access to Highway 2.



INTERIOR PHOTOS

