

FOR SALE

FREESTANDING BUILDING

5,850 SF ON 1.03 ACRES WITH (1) 5-TON CRANE

7102 39 STREET
Leduc, AB

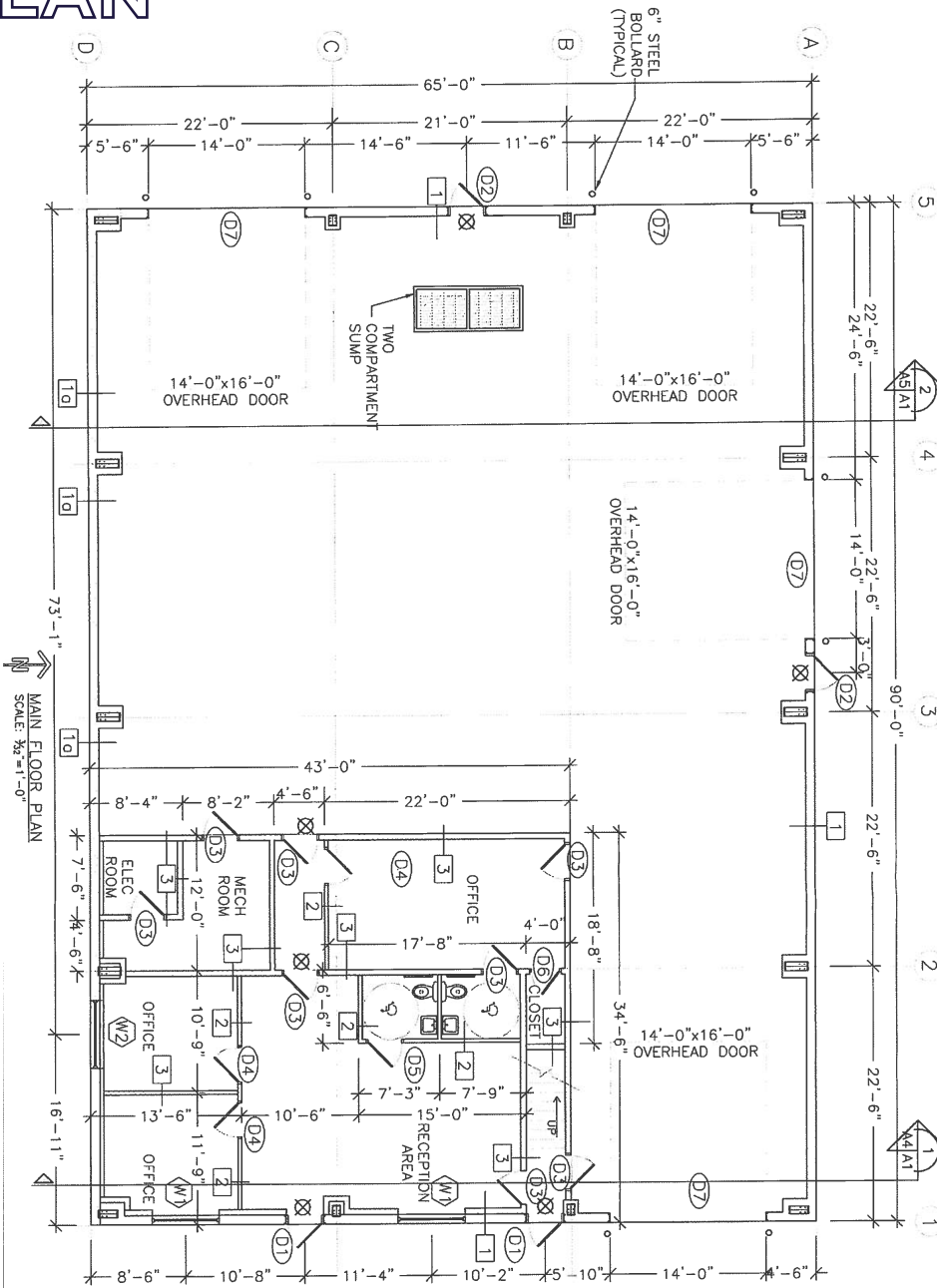
**CUSHMAN & WAKEFIELD
Edmonton**
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FLOOR PLAN



PROPERTY HIGHLIGHTS

- Free standing, low site coverage ratio (13%) located on a corner lot.
- Two (2) accesses on the property
- 90' drive-thru capability, (1) 5-ton crane, dual-stage compartment sump
- Prime location near QEII Highway, easily accessible for logistics, staff, and clients.
- Fenced, secured corner lot ideal for single use business and tenants



PROPERTY DETAILS

Municipal Address:

7102 39 Street, Leduc, AB

Legal Description:

Plan: 0728071, Block: 11, Lot: 8

Year Built:

2012

Zoning:

IM - Medium Industrial

Site Coverage Ratio:

13%

Site Size:

1.03 acres

Building Size:

1,462 SF Main Floor Office

4,388 SF Warehouse

±5,850 SF Total

Power:

TBC

Loading:

Grade (4) 14'x16'

Lighting:

LED

Heating:

Gas Fired Units

Sumps:

Yes - Two Compartment Sumps

Crane:

(1) 5-Ton

Clear Height:

24'

SALE PRICE:

\$1,950,000

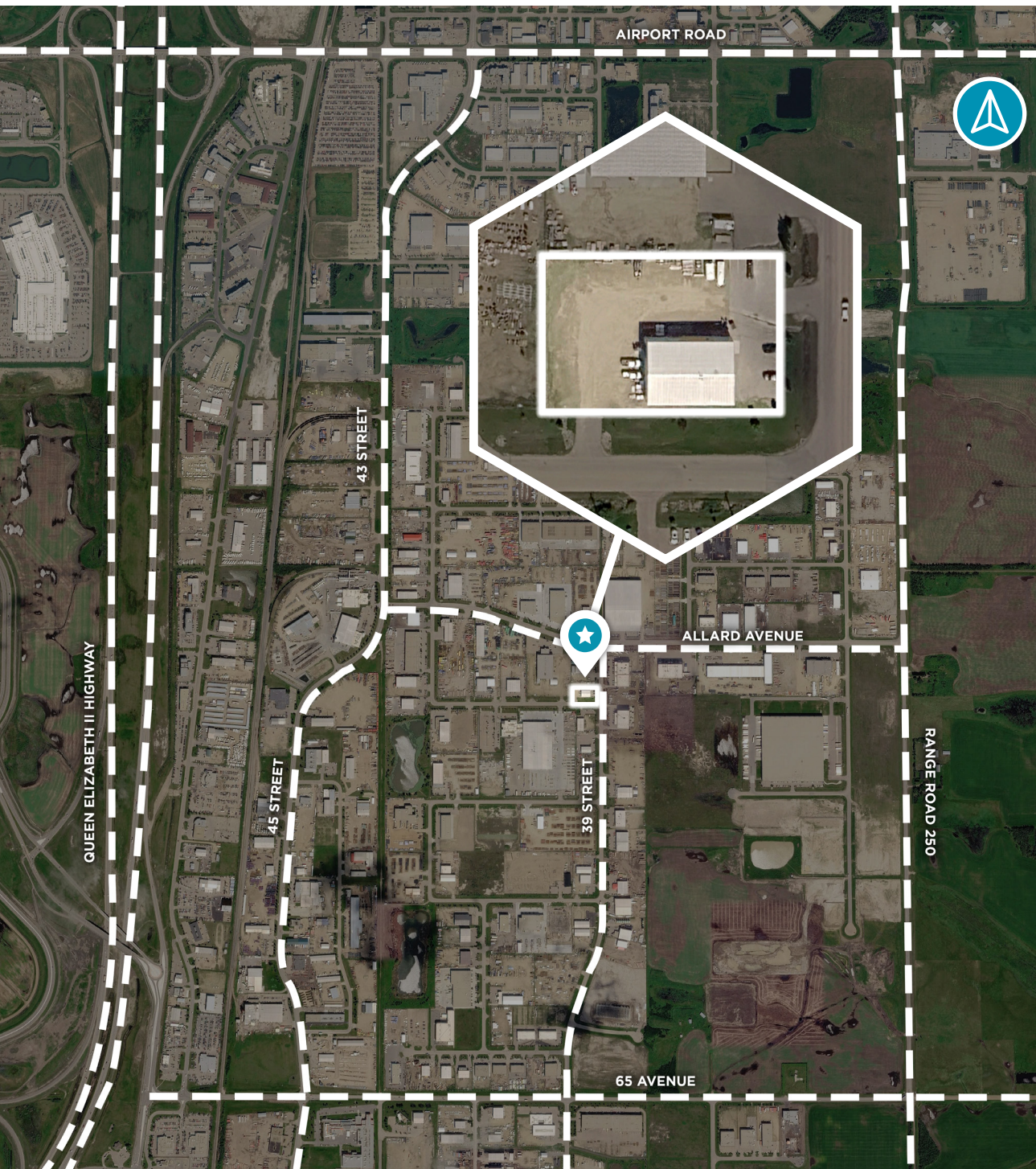
TAXES:

\$21,597.81 (2026)



MEZZANINE DEVELOPMENT POSSIBILITIES

AERIAL



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KEEP IN TOUCH

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