

FOR LEASE



PREMIER LEDUC INDUSTRIAL FACILITY

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
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www.cwedm.com

AICRE COMMERCIAL
#106, 4220 - 98 Street
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**6303 43 STREET
& 6200 41 STREET
LEDUC, AB**

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PROPERTY HIGHLIGHTS

- Flexible site sizes available for all user groups
- New 65th Ave Interchange to improve Highway multi directional access to and from the Property
- New generation facility
- Excellent location with great exposure to 65th Avenue
- Existing office development built to a high standard
- Ample parking and well developed yard area, mix of open space and private offices
- Clearspan warehouse with 2x5 tonne crane

OPPORTUNITY

Site A Buildings & Land
15,626 SF on 5 - 10.15 Acres



PROPERTY DETAILS

Municipal Address	6303 43 Street, Leduc, AB 6200 41 Street, Leduc, AB
Legal Description	Plan 1020636 Block 1 Lot 3 Plan 0423718 Block 1 Lot 2
Zoning	IL - Light Industrial
Neighbourhood	Leduc Business Park
Building Type	Office/Warehouse
Building Sizes	Office 5,626 SF Shop 10,000 SF *Two separate buildings both located on Site A
Site Size	10.15 Acres
Year Built	2008
Loading	Four (4) Grade Doors
Power	TBC
Ceiling Height	28' Clear
Crane	2x5 tonne
Lighting	T5HO
Heating	Warehouse - In floor heating Office - In floor & Forced Air

LEASE RATE	\$17.25/SF for buildings and 3 acres (up to 10.15 acres available immediately at \$1.00/SF)
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TAXES	Site A \$98,145.73 (2026)
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OPERATING COSTS	TBC
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PROPERTY PHOTOS

PROPERTY DETAILS

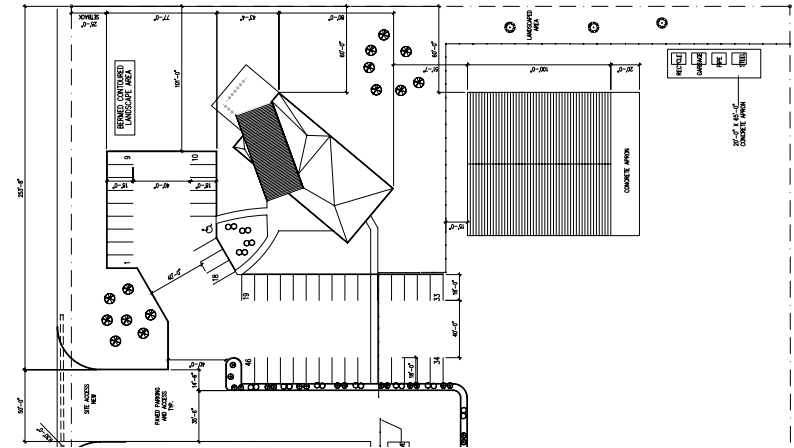
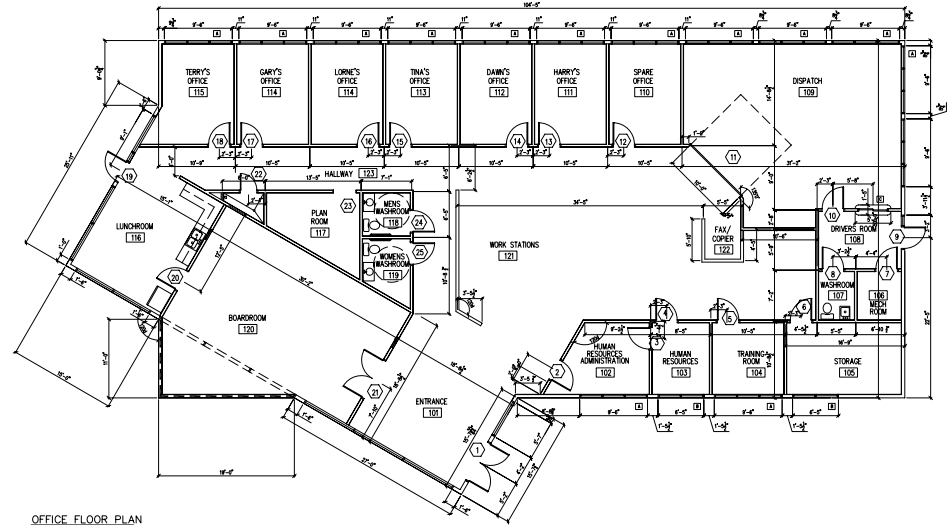


QUEEN ELIZABETH II HIGHWAY



65 AVENUE

SITE PLANS



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