

FOR SALE / LEASE - LEDUC INDUSTRIAL PARK

Energy Crossing Industrial Condos 65A Avenue & 39 Street, Leduc, AB



Side View



Back of Building

ADDRESS:

Units 27-32, 65A Avenue & 39 Street, Leduc, AB

GENERAL DESCRIPTION:

- Condo Building Completed in 2016
- Located in Leduc Business Park
- Insulated concrete panel construction
- Mezzanine space included with each unit
- Grade level loading (12'x14') with concrete apron
- Bays from 3371 sq ft with storage yard
- 20,430 sq ft building
- Starting from \$200/sq ft
- Financing package available.
- Lease rate starting at \$12/sq ft
- Excellent access to 65 Ave., 50 Street & QE II Highway
- Possession Immediate

CONTACT:

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FRASER-TRADEX REALTY INC. *Your Real Estate Professionals*

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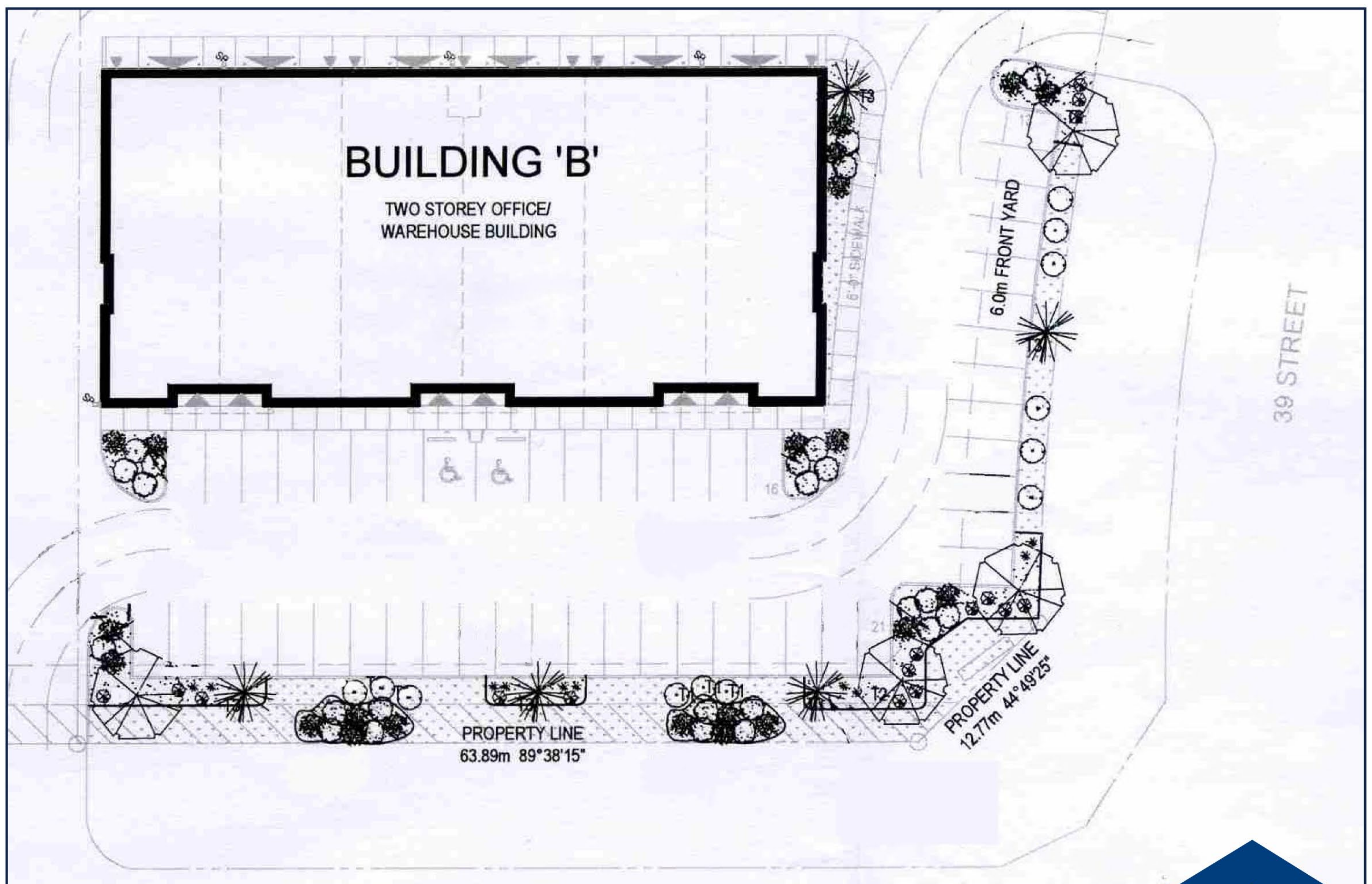
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DETAILS:

MUNICIPAL ADDRESS:	65A Avenue, 39 Street, Leduc, AB
LEGAL DESCRIPTION:	1621292, Units 27-32
MIN SPACE AVAILABLE:	3371 sq ft - single bay
MAX SPACE AVAILABLE:	20420 sq ft per building
SITE SIZE:	4.89 acres
CONDO FEES:	TBD
PURCHASE PRICE:	Starting at \$200/sq ft
LEASE RATE:	Starting at \$12/sq ft
ZONING:	IM - Medium Industrial Zone
LOADING:	One (1) 12' x 14' grade level per bay
YARD SIZE:	Fenced 30' x 50' Storage. Sale or lease negotiable.

BUILDING:

CEILING HEIGHT:	20' clear
POWER:	100 Amps, 120/208 Volts, 3 Phase
HEATING:	Radiant heat
PLUMBING:	Roughed in to surface level, 2 piece
SUMPS:	One (1) dual compartment bay
FLOORING:	5" reinforced concrete, smooth finish
STRUCTURE:	Steel beams, columns, open web joists
EXTERIOR WALLS:	Insulated pre-cast concrete on metal frame. Superior fire resistance, high R-value.
ROOF:	Steel roof system



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