

FOR LEASE

INDUSTRIAL WAREHOUSE BAYS

7106 42 Street, Leduc Alberta



HIGHLIGHTS

- Modern insulated pre-cast and metal construction
- Attractive fully glazed curtain wall frontage
- One 7,250 sq. ft. bay available
- 10-ton crane capable
- Floor sumps
- Basic office development included

CONTACT

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PROPERTY DETAILS

MUNICIPAL ADDRESS	7106 42 Street, Leduc Alberta
LEGAL DESCRIPTION	Lot 15 Block 12 Plan 122 1788
TYPE OF SPACE	Industrial Warehouse Bays
ZONING	M2 (Medium Industrial)
INDUSTRIAL PARK	Leduc Business Park
BUILDING SIZE	58,152 sq. ft. total - 8 bays
OFFICE AREA PER BAY	1,500 sq. ft. (+/-) main floor
W/H AREA PER BAY	5,750 sq. ft. (+/-)
POWER	600 volt 3 phase
LOADING	One 18' x 20' and One 12' x 14' overhead doors per bay
CEILING HEIGHT	27' under eave
COLUMN GRID	28' x 50'
CRANES	10-ton crane capable, each bay designed for 22' under hook
LIGHTING	T5 Fluorescent
PARKING	78 stalls
POSSESSION	Immediate
OTHER FEATURES	Paved marshalling areas



FINANCIALS

LEASE RATE	\$12.00 per sq. ft.
OPERATING COSTS	Est. at \$3.28 per sq. ft.
YARD STORAGE LEASE RATE	\$1.25 per sq. ft.

ADDITIONAL INFO

- Additional Yard Space available, please see Site Plan on page 3 for more details.



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PROPERTY LOCATION



SITE PLAN



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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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