

Available For Lease



INDUSTRIAL WAREHOUSE & OFFICE OPPORTUNITY

**Leduc #6**

Leduc, Alberta



## Site Tour Information

*Site tours by appointment only*

**Sherri Joyce**

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**Canadian Western Bank Place**

Suite 1622, 10303 Jasper Avenue  
Edmonton, Alberta | T5J 3N6

**YORKREALTY.CA**

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**Location & Access**

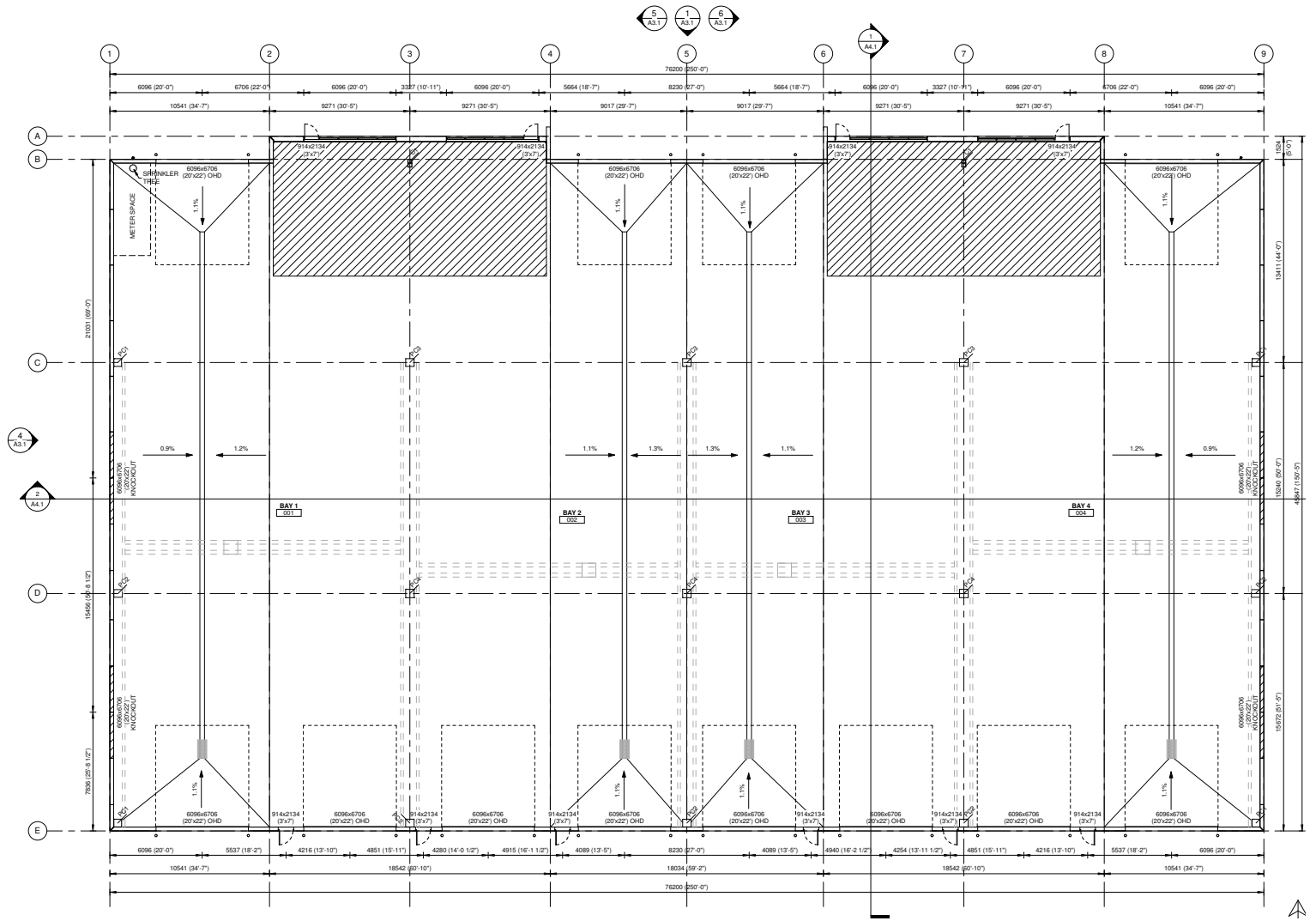
This building will be located in Leduc Business Park, conveniently situated in the City of Leduc with excellent access to the Queen Elizabeth II Highway and the Edmonton International Airport.

	DETAILS
Type	Industrial Office / Warehouse
Zoning	(IM) Medium Industrial
Building Area	36,963 SF (can be de-mised to 18,481 SF)
Yard Area	Up to 5.7 acres available with entire building, fenced and graveled
Ceiling Height	28' clear (21' with cranes)
Loading	20' x 22' grade level overhead sunshine doors
Cranes	Future 20 ton double girder crane capable of being installed in either direction

**Lease Information**

Base Rent	Market
Operating Cost	TBD
Availability	Spring 2018
Terms	Minimum 5 Years

FLOOR PLAN



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## RENDERINGS

**FRONT**



**REAR**





PROPOSED BUILDING

