



PROPERTY HIGHLIGHTS

- Moving ready
- Turnkey office space
- Dedicated parts room
- 0.6 Acres of fully dedicated yard
- Two 10 ton cranes available
- Floor sumps and trenches

Site Tour Information Site tours by appointment only

780.421.4000 | leasing@yorkrealty.ca | YORKREALTY.CA

Canadian Western Bank Place
Suite 1622, 10303 Jasper Avenue
Edmonton, Alberta | T5J 3N6

101-7105 39 Street

Leduc, Alberta

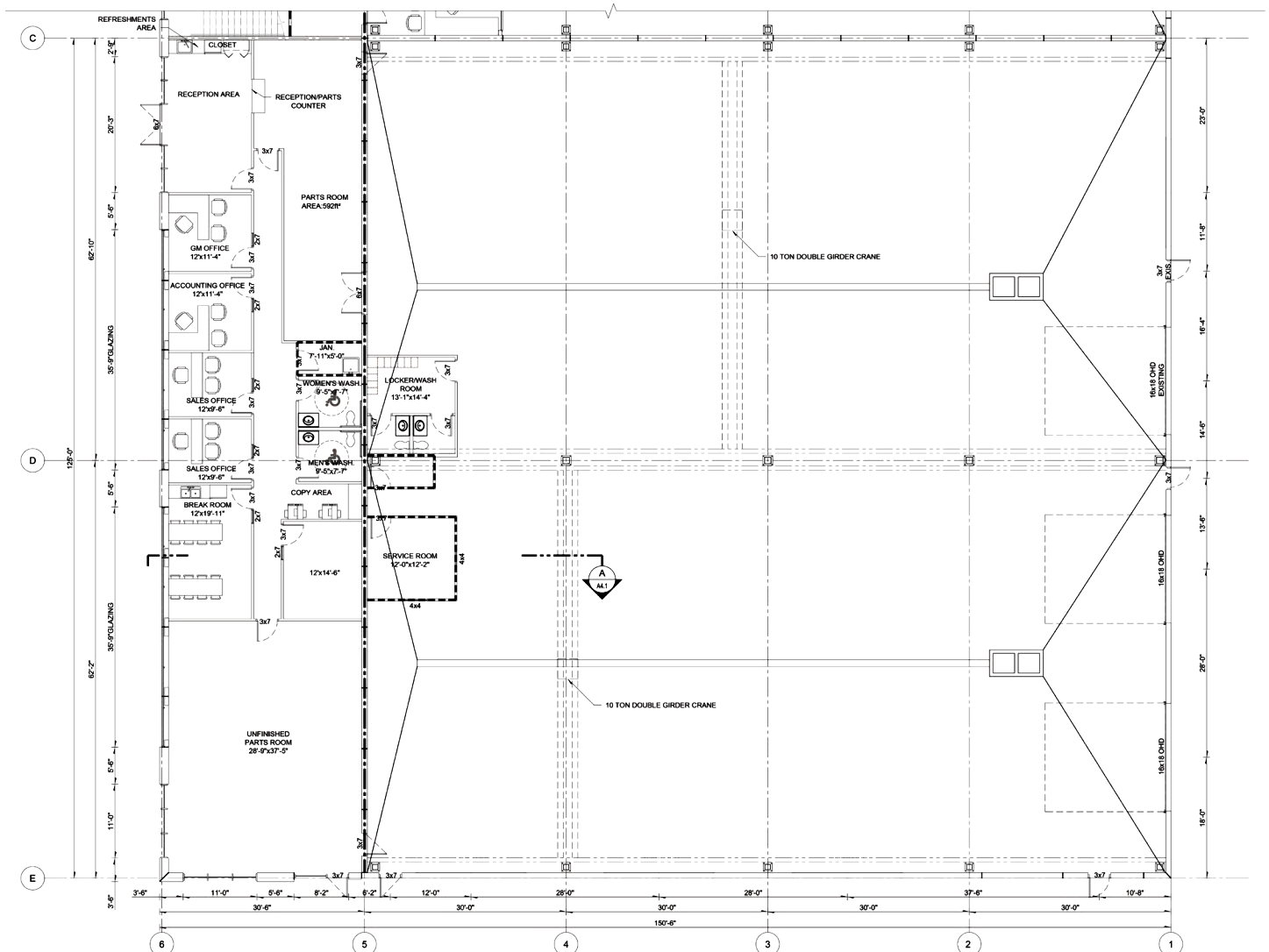
**DETAILS**

Type	Industrial Office / Warehouse
Zoning	IM Industrial Medium
Available Area	14,888 SF Shop 3,812 SF Office
Yard Area	0.6 Acres
Ceiling Height	30'
Loading	Three (3) 16x18 Grade Loading Doors
Cranes	Two (2) 10-ton 24' Hook Height
Power	400 Amp, 3 Phase, 600 Volt Service
Floors	8" Concrete Slab
Air Make Up Unit	10,000 CFM
Locker Room	Available
Shop Washroom	Available
Trenches	Available
Sump	Available
Compressor Lines	Available

LEASING INFORMATION

Base Rent	Market
Operating Cost	Self Managed Building
Taxes & Insurance	\$2.80 PSF
Availability	Immediately

Floor Plan



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