



## PROPERTY HIGHLIGHTS

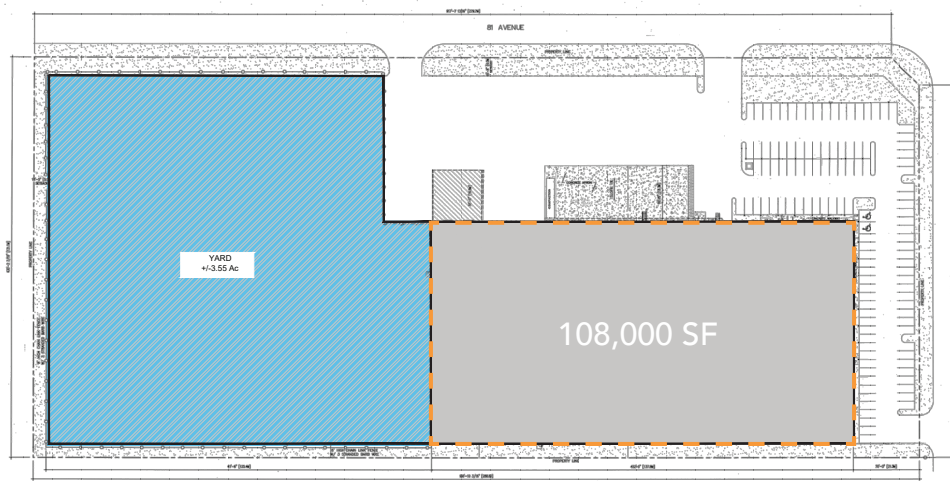
- 120,015 SF on 9.02 Acres of yard
- 3.55 Acres of additional yard area available
- Great access to the Anthony Henday & the QEII Highway
- Two storey office space

### Site Tour Information Site tours by appointment only

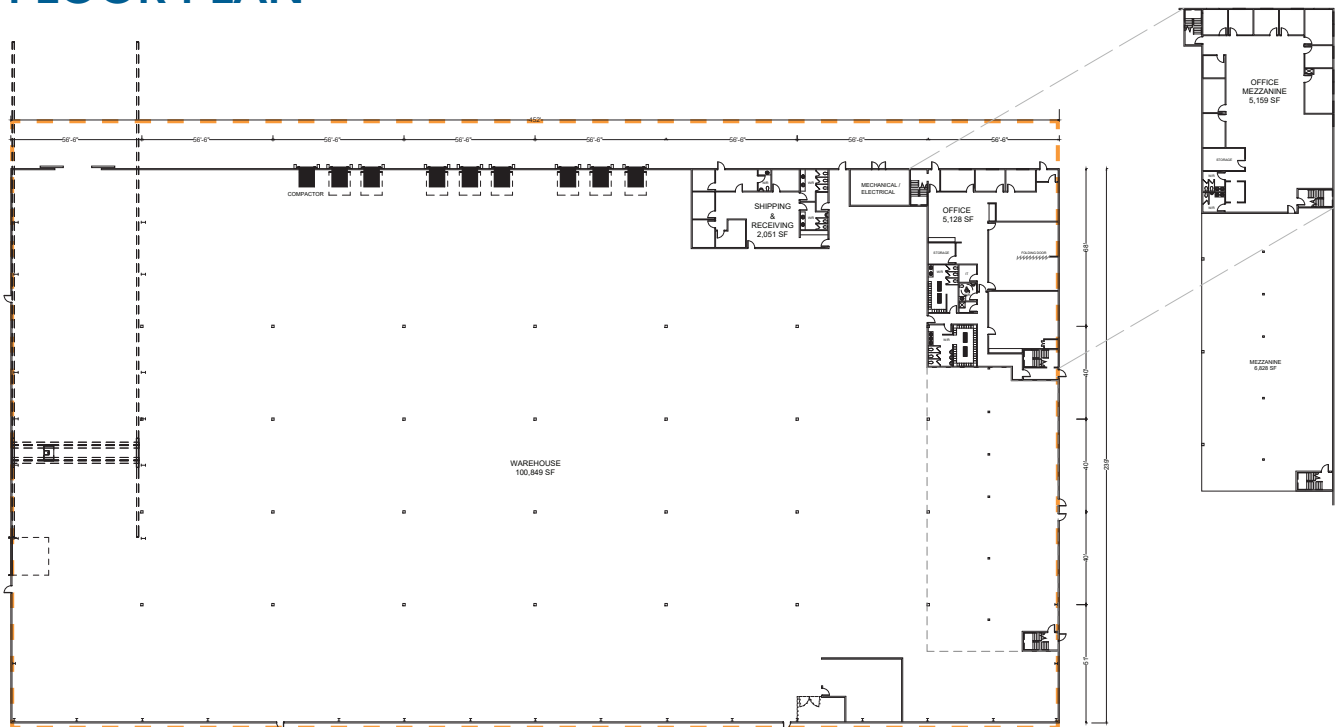
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YORKREALTY.CA

Canadian Western Bank Place  
Suite 1600, 10303 Jasper Avenue  
Edmonton, Alberta | T5J 3N6

## SITE PLAN



## FLOOR PLAN



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## Tracker Building 3905 81 Ave

Leduc, Alberta



### DETAILS

|                |                                              |
|----------------|----------------------------------------------|
| Address        | 3905 81 Ave Leduc AB                         |
| Zoning         | Medium Industrial (IM)                       |
| Size           | 120,015 SF                                   |
| Built          | 2006                                         |
| Clear Height   | 32-34'                                       |
| Floor          | 6" Reinforced concrete                       |
| Doors          | 1 Grade, 1 Expansive Crane Door, 9 Dock      |
| Cranes         | 25 Ton Crane, 55' covered exterior component |
| HVAC           | Rooftop, gas space heater                    |
| Power          | 200 Amps                                     |
| Sprinklers     | Yes                                          |
| Exhaust System | Available                                    |
| Power          | To be confirmed                              |
| Parking        | Available                                    |

### LEASE INFORMATION

|                 |                |
|-----------------|----------------|
| Operating Costs | Self Managed   |
| Base Rent       | Market         |
| Available       | September 2022 |

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