



## PROPERTY HIGHLIGHTS

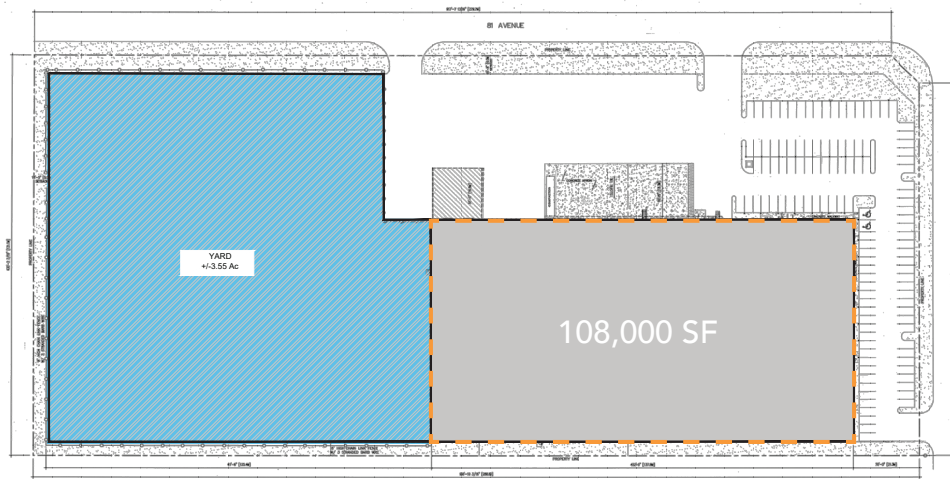
- 108,000 SF on 9.02 Acres of yard
- 3.55 Acres of additional yard area available
- Great access to the Anthony Henday & the QEII Highway
- Two storey office space

### Site Tour Information Site tours by appointment only

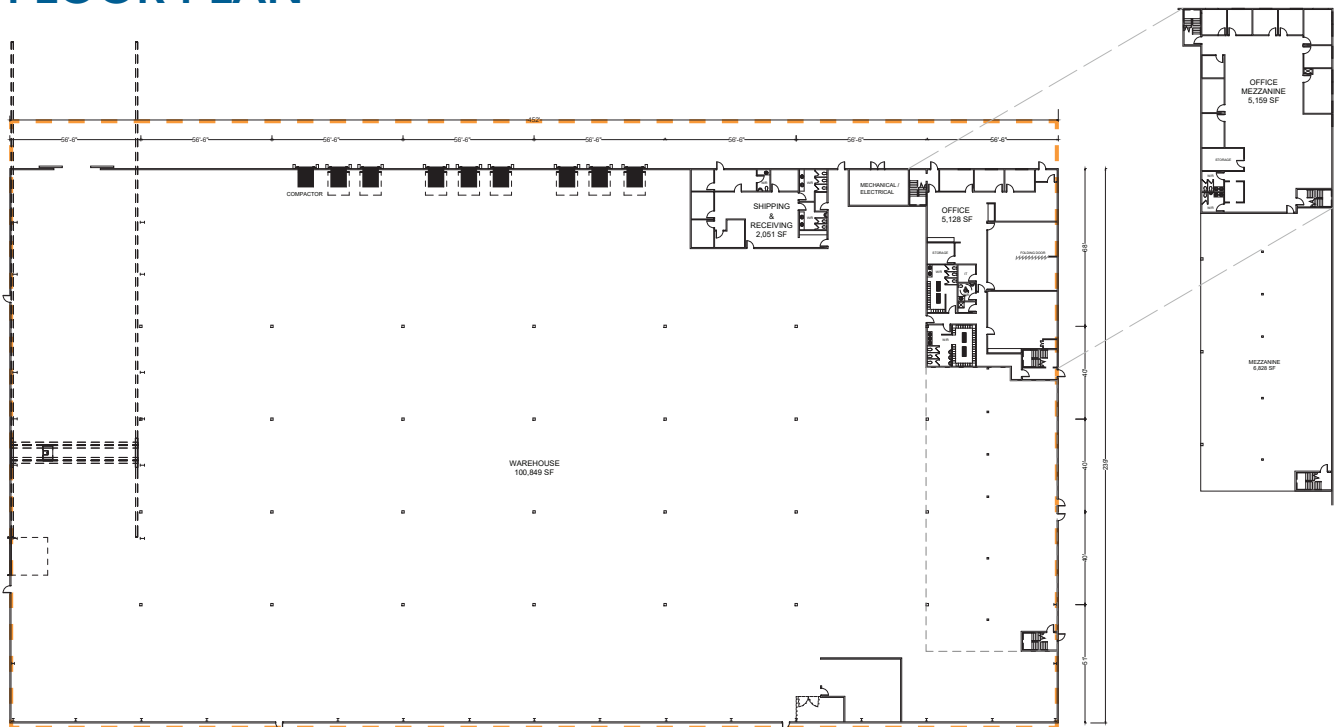
Lucas Leisen | Leasing Administrator 780.934.2929 | [lucas@yorkrealty.ca](mailto:lucas@yorkrealty.ca)  
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Canadian Western Bank Place  
Suite 1600, 10303 Jasper Avenue  
Edmonton, Alberta | T5J 3N6

## 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	108,000 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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