

FOR LEASE

±10,896 Sq. Ft.

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



*Illustration of new facade coming

4504 – 61 Ave, Leduc, Alberta

LEDUC INDUSTRIAL/MANUFACTURING BUILDING

Property Highlights

- Mix of showroom and warehouse space
- Well maintained building with upgrades
- New facade coming
- Ample on-site parking
- Well located within Leduc's industrial park
- 1 Docks and 1 Grade Loading



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

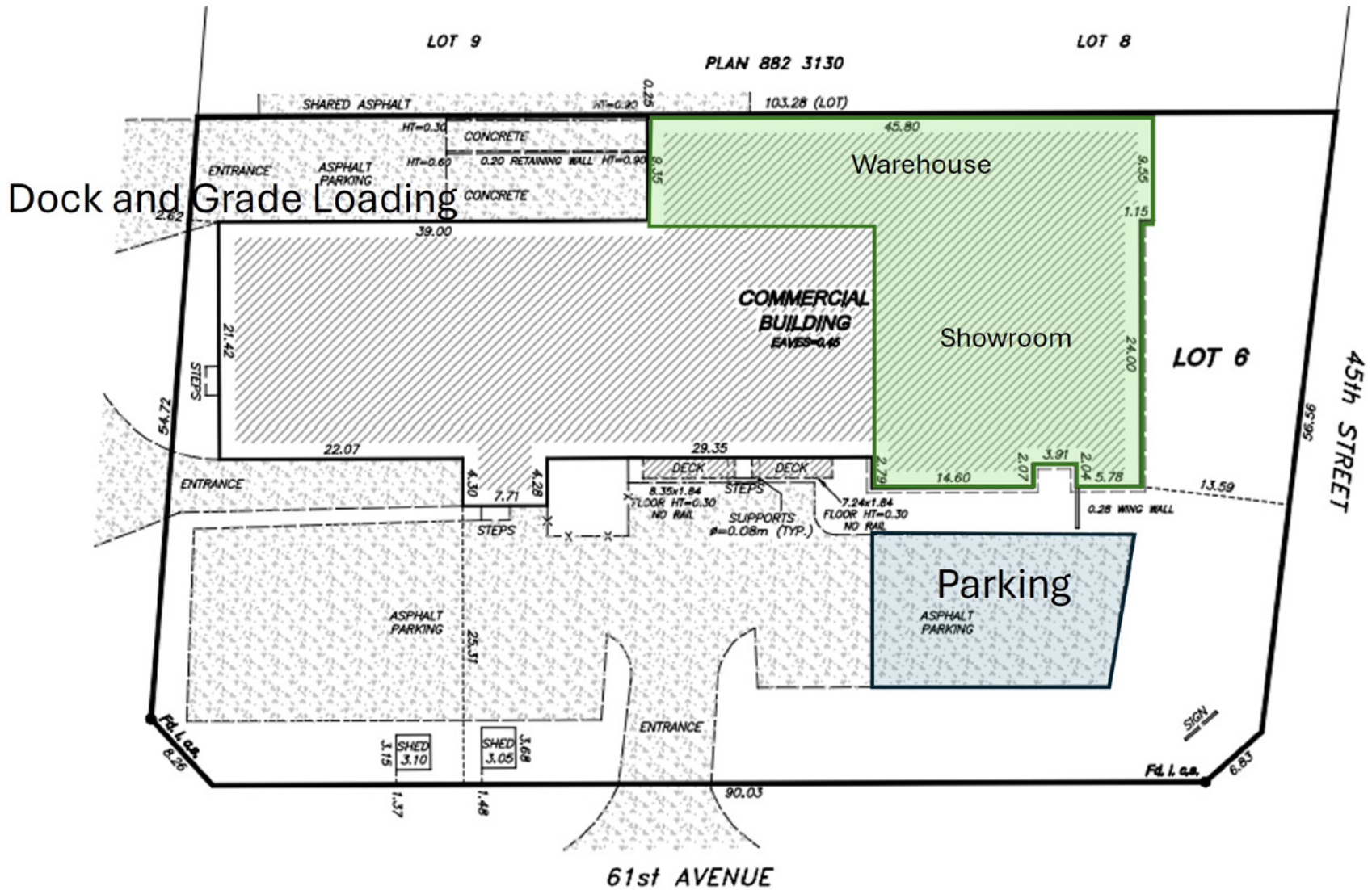


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Leduc Industrial/Manufacturing Building

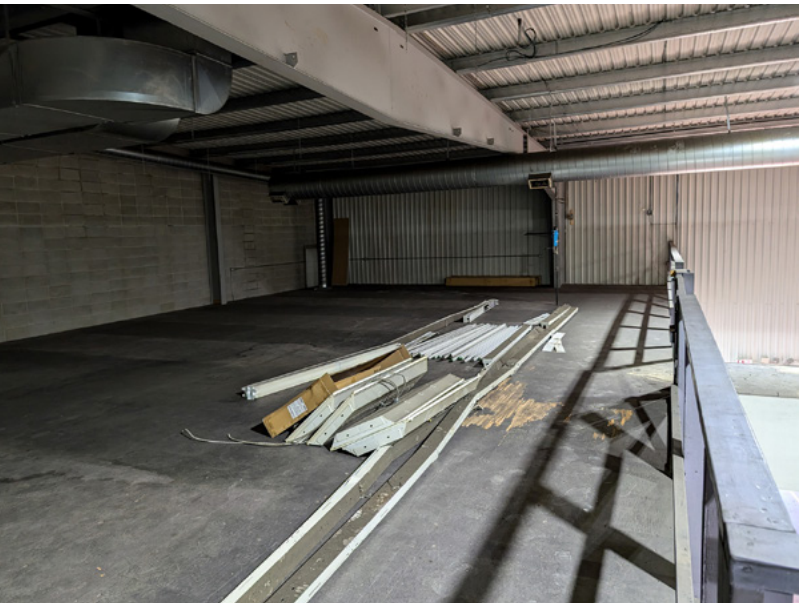
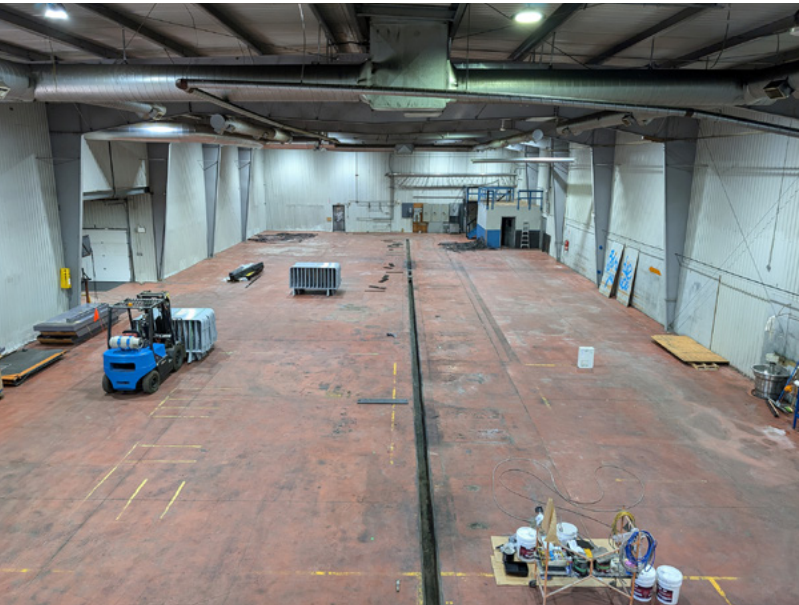
Floor Plan



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Property Information

Municipal Address: 4504 - 61 Ave, Leduc, Alberta

Available Size: ±10,896 Sq. Ft.

Zoning: IL - Light Industrial

Power: 600 Amp (TBC)

Parking: Ample on-site parking

Loading: (1) Dock Loading Doors
(1) Grade Loading Doors

Possession: Immediate/negotiable

Contact

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Lease Rate: \$14.00/Sq. Ft.

Op Costs: \$4.00/Sq. Ft.

