

FOR SALE OR LEASE

LEDUC INDUSTRIAL BAY

NAI Commercial



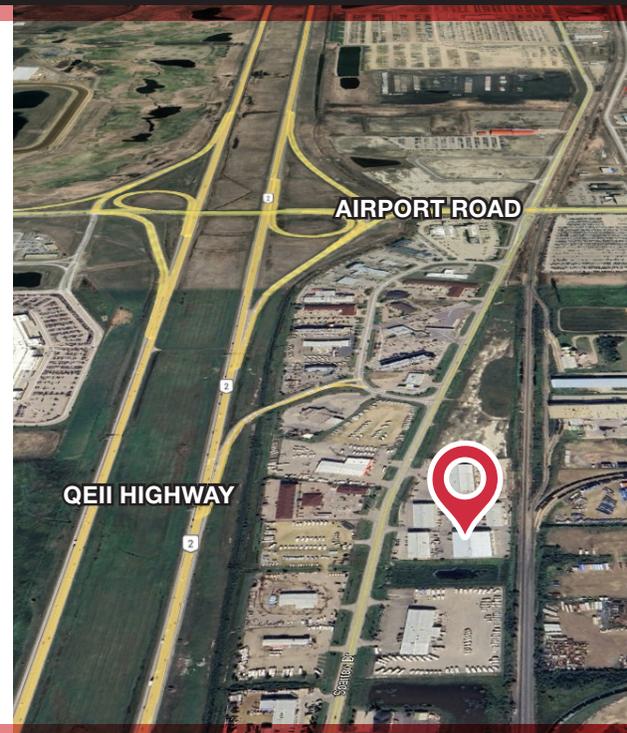
208, 7609 SPARROW DRIVE | LEDUC, AB | INDUSTRIAL BAY

PROPERTY DESCRIPTION

- Located in the heart of Leduc Business Park
- Fully paved marshalling area
- Buildout includes office and washroom
- Motorized grade loading
- Sprinklered

COLTON COLQUHOUN

Associate Broker
780 830 9120
colton@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



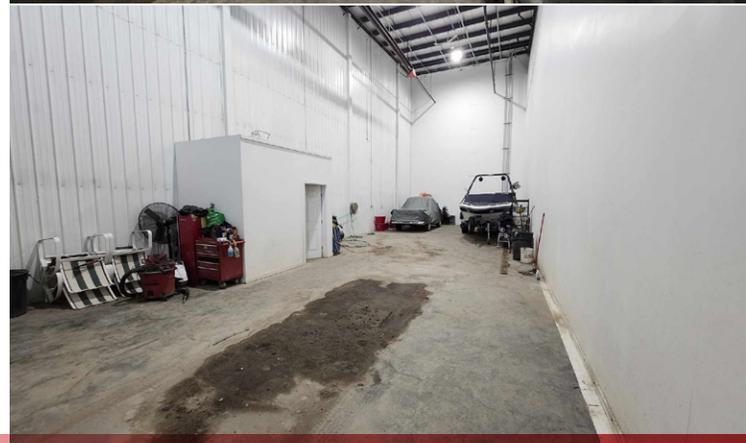
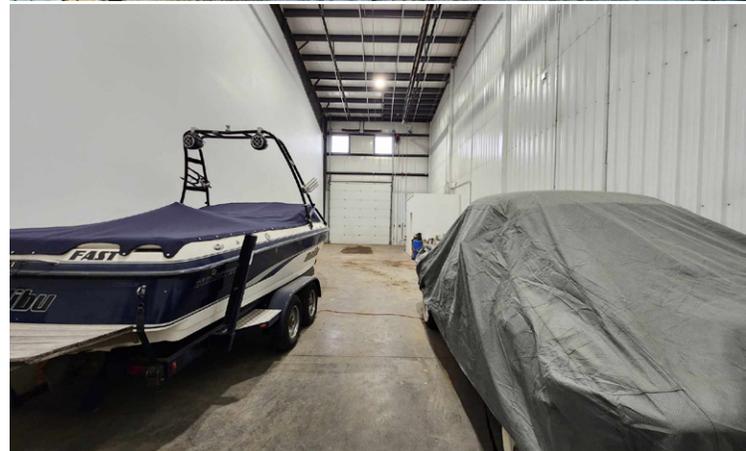
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ADDITIONAL INFORMATION

AREA AVAILABLE	1,750 sq.ft.±
LEGAL DESCRIPTION	Plan 2020858, Unit 22
ZONING	IBL – Business Light Industrial
AVAILABLE	Immediately
LOADING	12'x14' motorized grade door
POWER	120/208 V/100 amp/3 phase (TBC)
CEILING HEIGHT	29'
YEAR BUILT	2019
SUMP	2 stage
FLOOR DRAINS	Yes
HEAT	Radiant
SPRINKLERED	Yes
NET LEASE RATE	\$14.50 per sq.ft. per annum
OPERATING COSTS	\$4.76 per sq. ft. per annum includes building insurance, property tax, common area maintenance, and management fees (2025 estimate)
CONDO FEES	\$275.80/month (2025 budget)
PROPERTY TAXES	\$5,020.56 (2025)
SALE PRICE	\$375,000

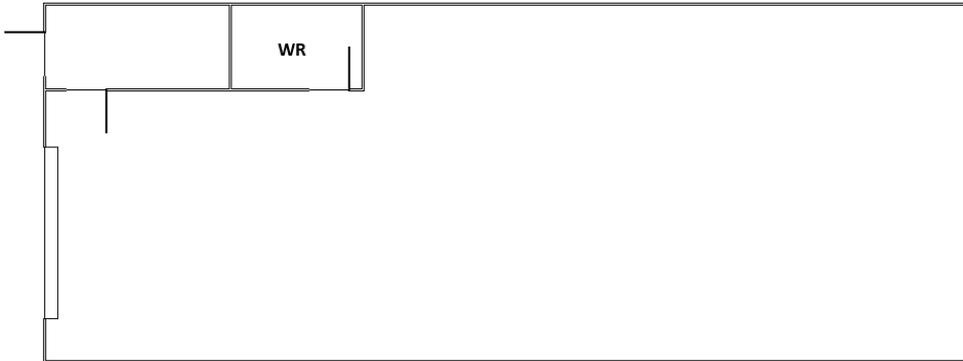
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NORTH ▲

70'



25'

FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

