



# 31,500 SF WAREHOUSE WITH YARD FOR SUBLEASE

101-103, 3903 75 AVENUE  
LEDUC, AB

Fully Fixtured Shop with Cranes & Yard

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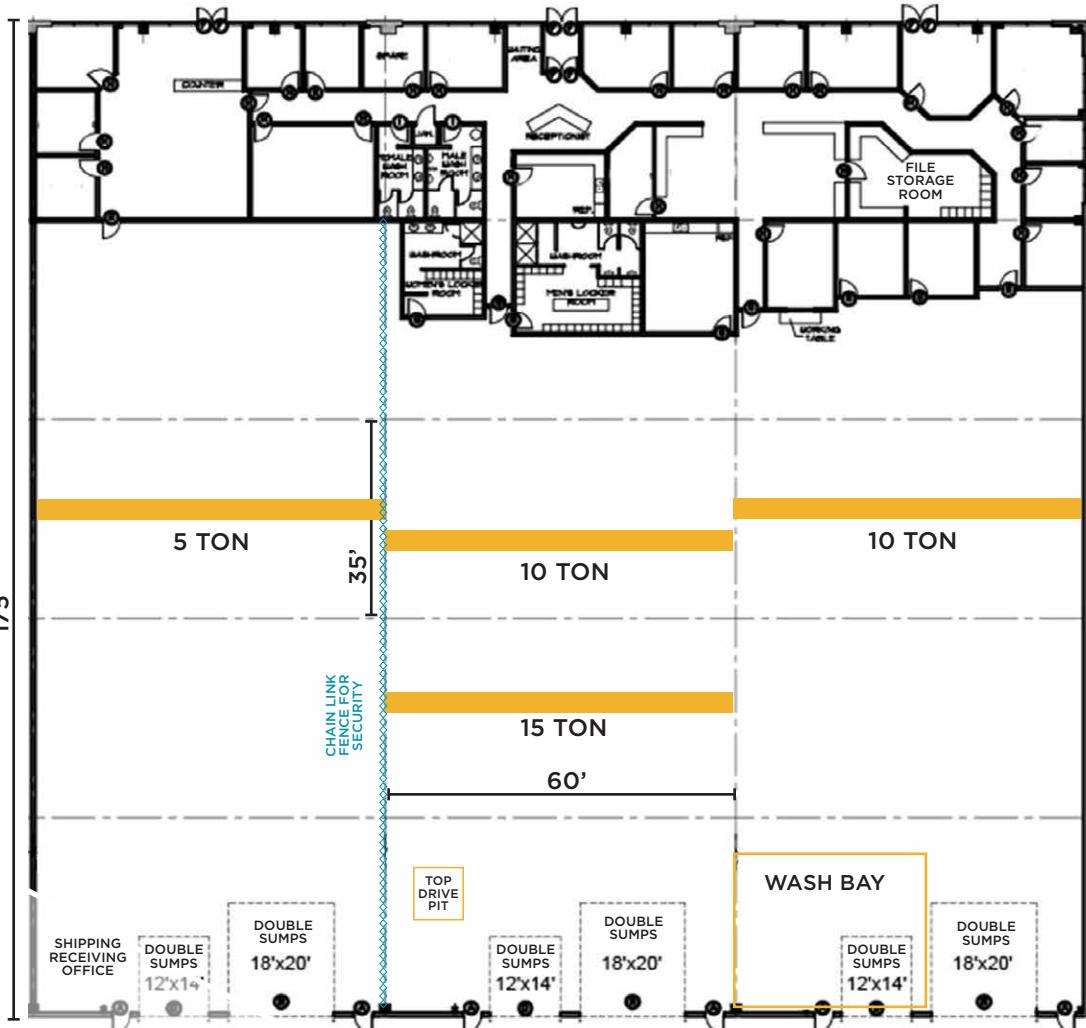
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# FLOOR PLAN



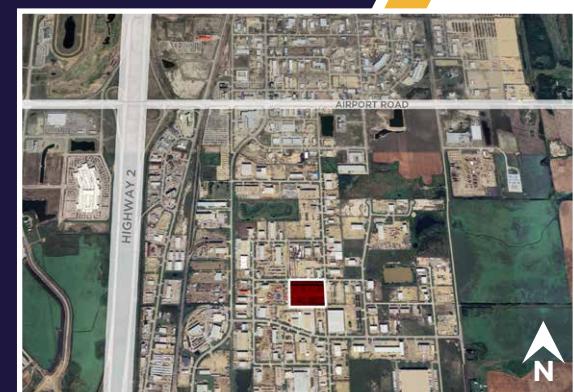
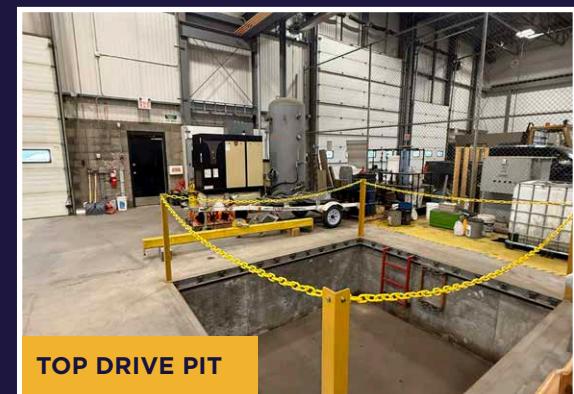
## WELL DESIGNED OFFICE AND SHOP OFFICES INCLUDING LUNCH/LOCKER ROOMS

# PROPERTY HIGHLIGHTS

- Radiant heat in warehouse
- Rooftop heating/cooling units in the office
- Electric opener on each grade door
- Double compartment sumps
- Includes air compressor and airlines
- Wash bay
- Close proximity to QEII
- Fenced and gated yard with electricity, air and hydraulic fluid hose plumbed in
- Heavy power
- Multiple cranes
- Fibre internet
- Heavy power supplies at almost every grid point with air
- Top drive pit

# PROPERTY OVERVIEW/PHOTOS

LEGAL DESCRIPTION	Plan 0723540, Block 10, Lot 8
LOCATION	LEDUC BUSINESS PARK
ZONING	IM - MEDIUM INDUSTRIAL
YEAR BUILT	2008
BAY SIZE	31,500 SF
OFFICE AREA	±8,280 SF
YARD SIZE	34,569 SF
LOADING	3 (18' X 20') GRADE DOORS 3 (12' X 14') GRADE DOORS
CEILING HEIGHT	24'
POWER	600 AMP, 600/347 VOLT (To be verified by tenant)
BAY DEPTH	175'
LIGHTING	T5
UNDER HOOK HEIGHT	18'
CRANES	(1) 15 - TON (2) 10 - TON (1) 5 - TON
SUBLEASE RATE	MARKET
OP. COSTS	\$3.95 PER SF (2024)
YARD LEASE RATE	\$1.25 PER SF





**EDMONTON  
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## HIGHWAY 2



# AIRPORT ROAD



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