

# FOR LEASE

## LEDUC INDUSTRIAL CONDO

#114, 5512 45 Street, Leduc, AB



### HIGHLIGHTS

- 1,375 sq ft ± industrial bay
- 12' x 14' grade-level loading door
- Shared yard with secure fencing, gated access and gravel surface
- Equipped with exhaust fan and sump

#### ERIC STANG

Partner, Associate  
780.667.9605  
eric@royalparkrealty.com

#### JOANNA LEWIS

Associate  
780.423.7580  
joanna@royalparkrealty.com



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T 780.448.0800 F 780.426.3007

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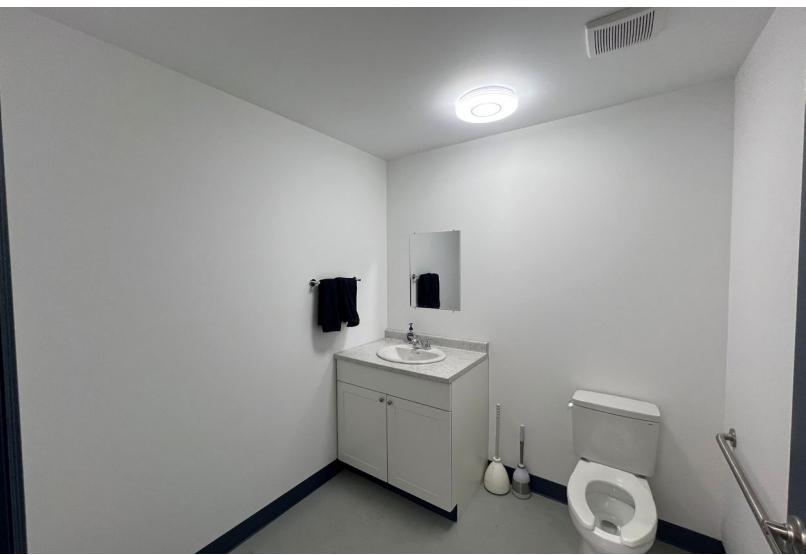
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## For Lease | Leduc Industrial Condo - #114, 5512 45 Street, Leduc, AB



### Property Details & Financials

MUNICIPAL ADDRESS	#114, 5512 45 Street, Leduc, AB
ZONING	IL ( <a href="#">Light Industrial</a> )
SPACE AVAILABLE	1,375 sq ft ±
CEILING HEIGHT	20' clear
SUMP	Dual compartment
POWER	120/208 Volt, 225 Amp 277/480 Volt, 100 Amp
LEASE RATE	<b>\$16.00/sq ft</b>
OP COSTS	\$4.00/sq ft (2026)
POSSESSION	Immediate



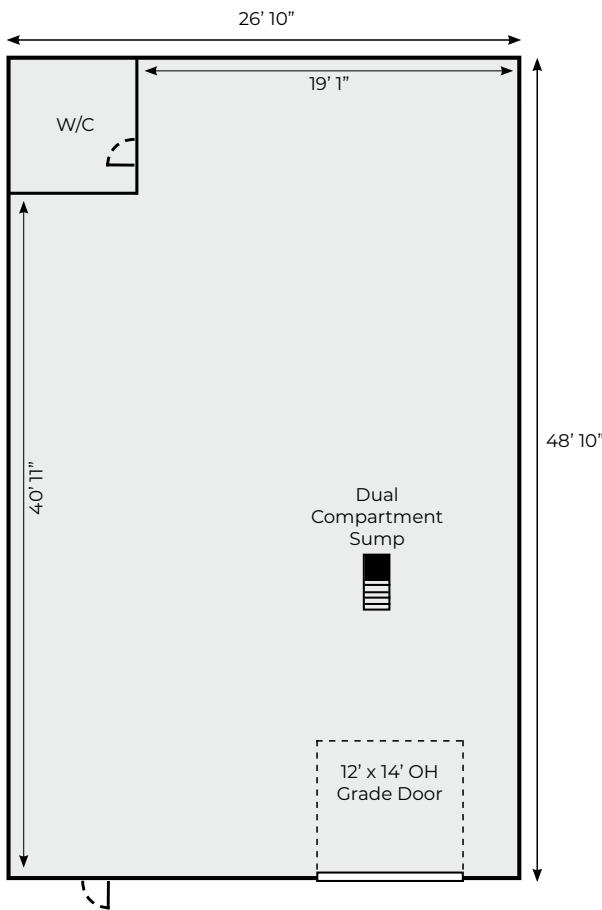
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## Floor Plan



### Bay #114

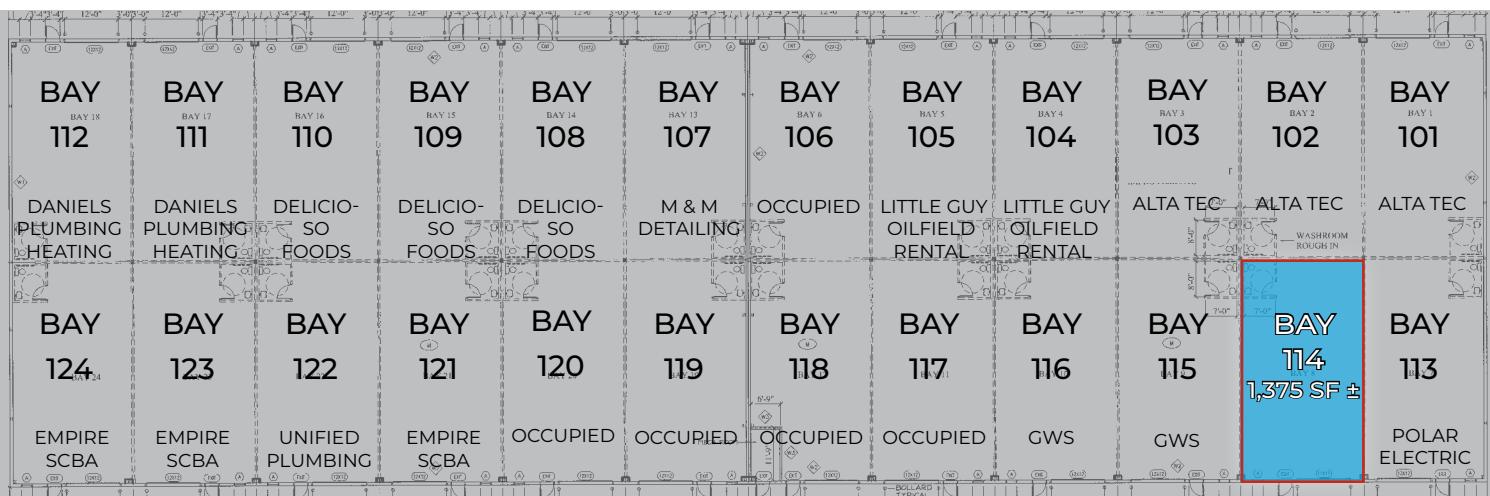
1,375 sq ft ±

#### Features:

- Dual compartment sump
- 1 Washroom

\*\*Interior measurements

## Site Plan



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Quality Based on **Results**, Not **Promises**.

### CONTACT OUR TEAM:



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