

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

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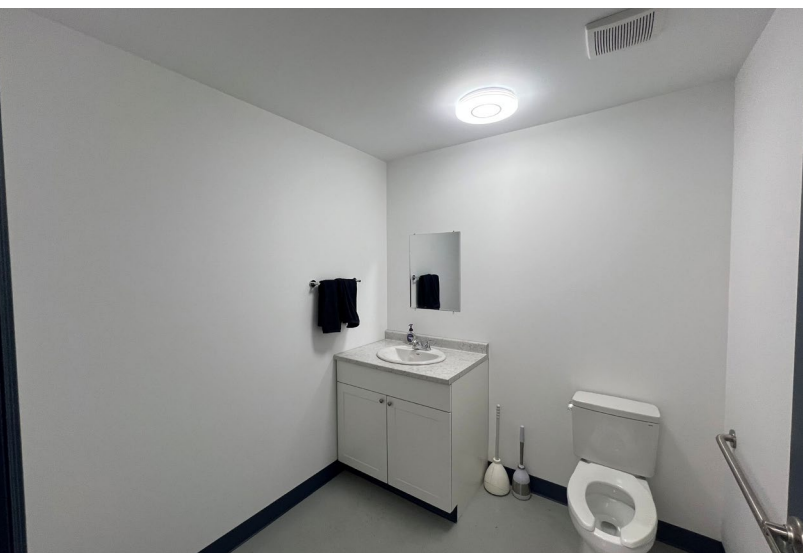
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Property Details & Financials

MUNICIPAL ADDRESS	#114, 5512 45 Street, Leduc, AB
ZONING	IL (Light Industrial)
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	\$16.00/sq ft
OP COSTS	\$4.00/sq ft (2026)
POSSESSION	Immediate



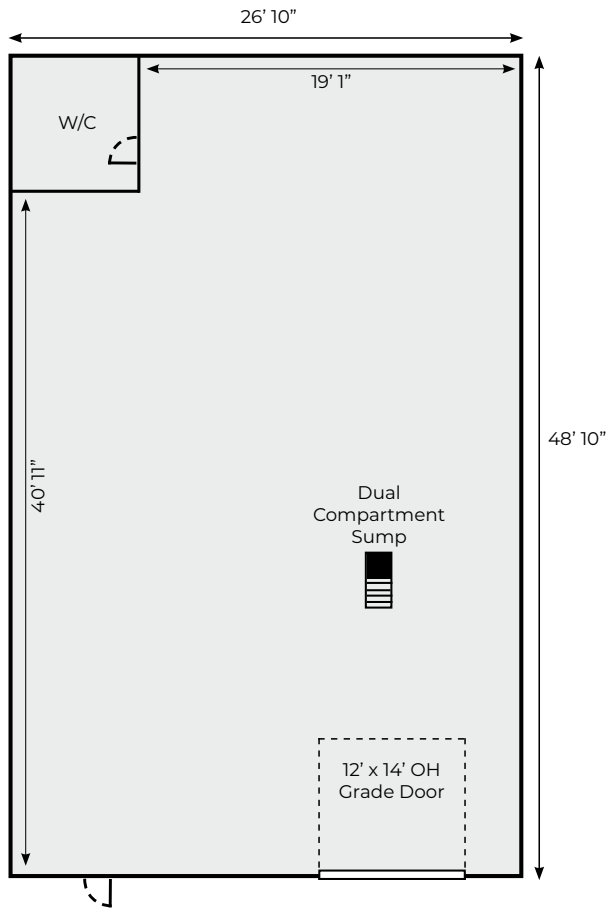
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Floor Plan



Bay #114

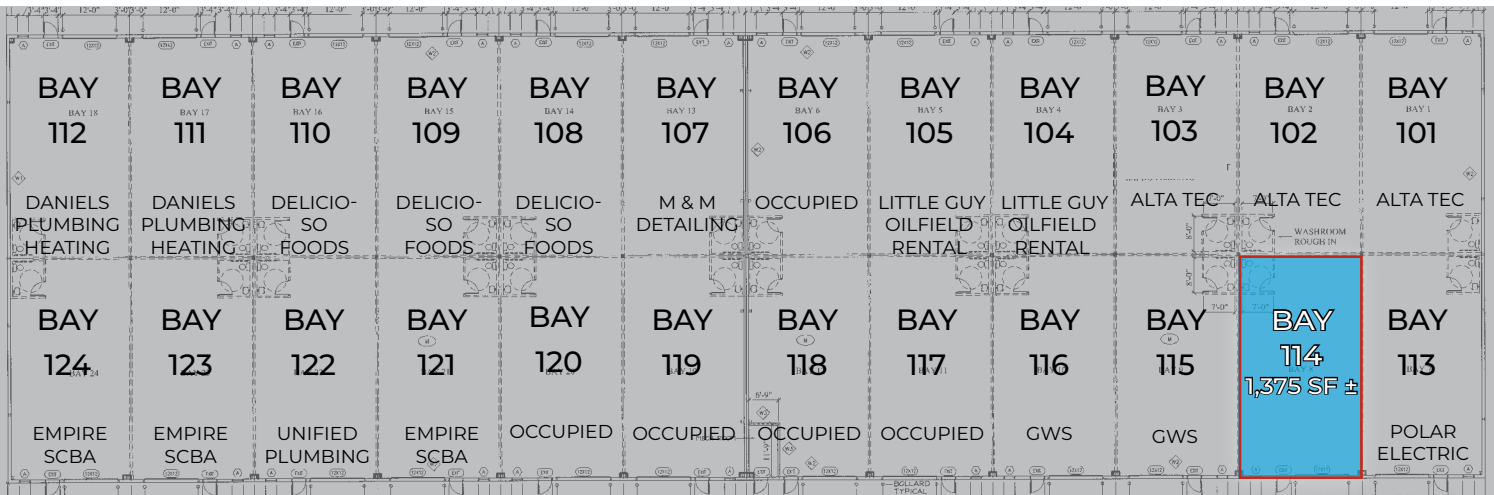
1,375 sq ft ±

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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