



3813 75 Avenue, Leduc

Freestanding Heavy Power Shop



PROPERTY DETAILS

Address:	3813 75 Avenue, Leduc
Legal:	Plan 1323598, Block 10, Lot 14
Zoning:	IM (Medium Industrial)
Total Size:	15,600 SF (+/-)
Shop Size:	13,600 SF (+/-)*
	*Includes changerooms + lunchroom
Office:	2,000 SF (+/-)
Site Size:	5.26 Acres (+/-)
Possession:	Immediate
Year Built:	2007
Property Tax:	\$52,847.00 (2023)
Sale Price:	\$5,750,000.00



PROPERTY HIGHLIGHTS

- 400' Crane way (275' outdoor crane way)
- Multiple cranes
- 29' Ceiling height
- Dual ingress and egress
- Ample surface parking



Jim McKinnon
 Broker / Partner
 780-719-8183
 jim@aicrecommercial.com

Erin Oatway
 Partner / Associate
 780-218-7585
 erin@aicrecommercial.com



Property overhead



Reception



Office



Outdoor craneway



Shop

PROPERTY FEATURES

3813 75 Avenue, Leduc



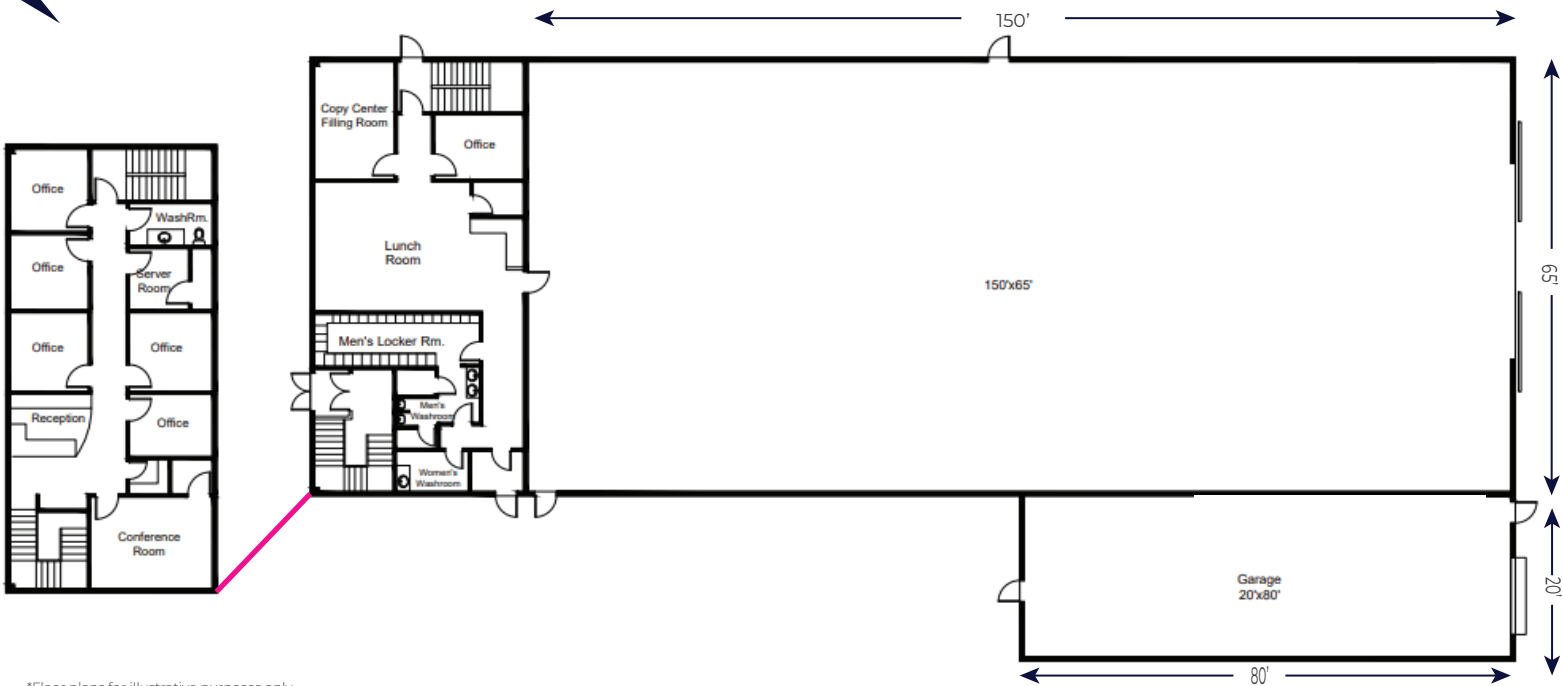
Yard



5 Ton crane

FLOOR PLANS

3813 75 Avenue, Leduc



*Floor plans for illustrative purposes only

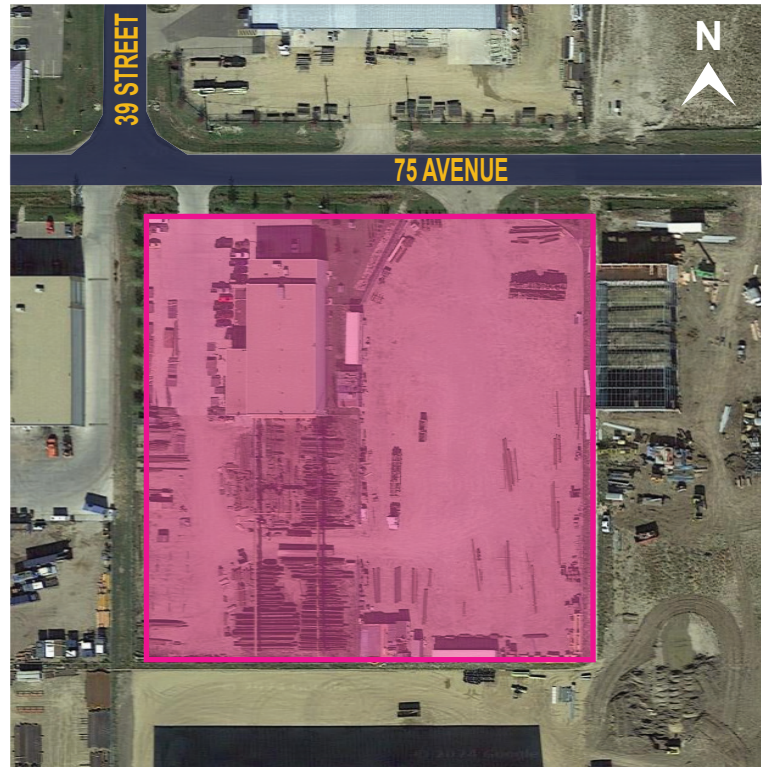
Neighbourhood features:



- Excellent access to major highways including Highway 625, Highway 19, Queen Elizabeth II Highway, Sparrow Drive and Nisku Spine Road (9 Street)
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont and Edmonton

PROPERTY SPECIFICATIONS

Yard:	Fenced & gated
Heat:	Radiant
Lighting:	LED
Power:	600 V / 800 A / 3 Phase TBC
Loading:	1 x 20' x 24' Grade Door 1 x 8' x 12' Grade Door
Ceiling Height:	29'
Cranes:	2 x 10 Ton 1 x 5 Ton 5 x 1 Ton Jib 1 x 2 Ton
Underhook Height:	19'
Sump:	Yes
Fire Supression:	Yes



Jim McKinnon
Broker / Partner
780-719-8183
jim@aicrecommercial.com

Erin Oatway
Partner / Associate
780-218-7585
erin@aicrecommercial.com

Colton Colquhoun
Associate Broker
780-830-9120
colton@aicrecommercial.com

Meadow Kenney
Associate
780-271-4845
meadow@aicrecommercial.com