



**FOR LEASE**

Leduc Shop w/ Office

6615 45 Street, Leduc

6,900 SF on 1.08 Acres (+/-)



**AICRE**  
COMMERCIAL



# FOR LEASE

6615 45 Street, Leduc



- LOW SITE COVERAGE
- 5 TON CRANE
- HEAVY POWER

Excellent access to major highways including Highway 625, Queen Elizabeth II Highway, Airport Road, Sparrow Drive, 65 Avenue and Spine Road (9 Street)

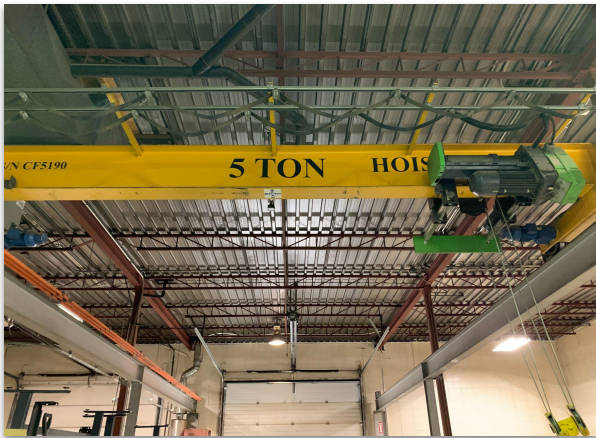
Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Beaumont and Edmonton

Fully fenced, gated and gravelled yard

400 Amp 600 Volt power supply

3 x Grade loading doors

Paved and powered parking



**Jim McKinnon**  
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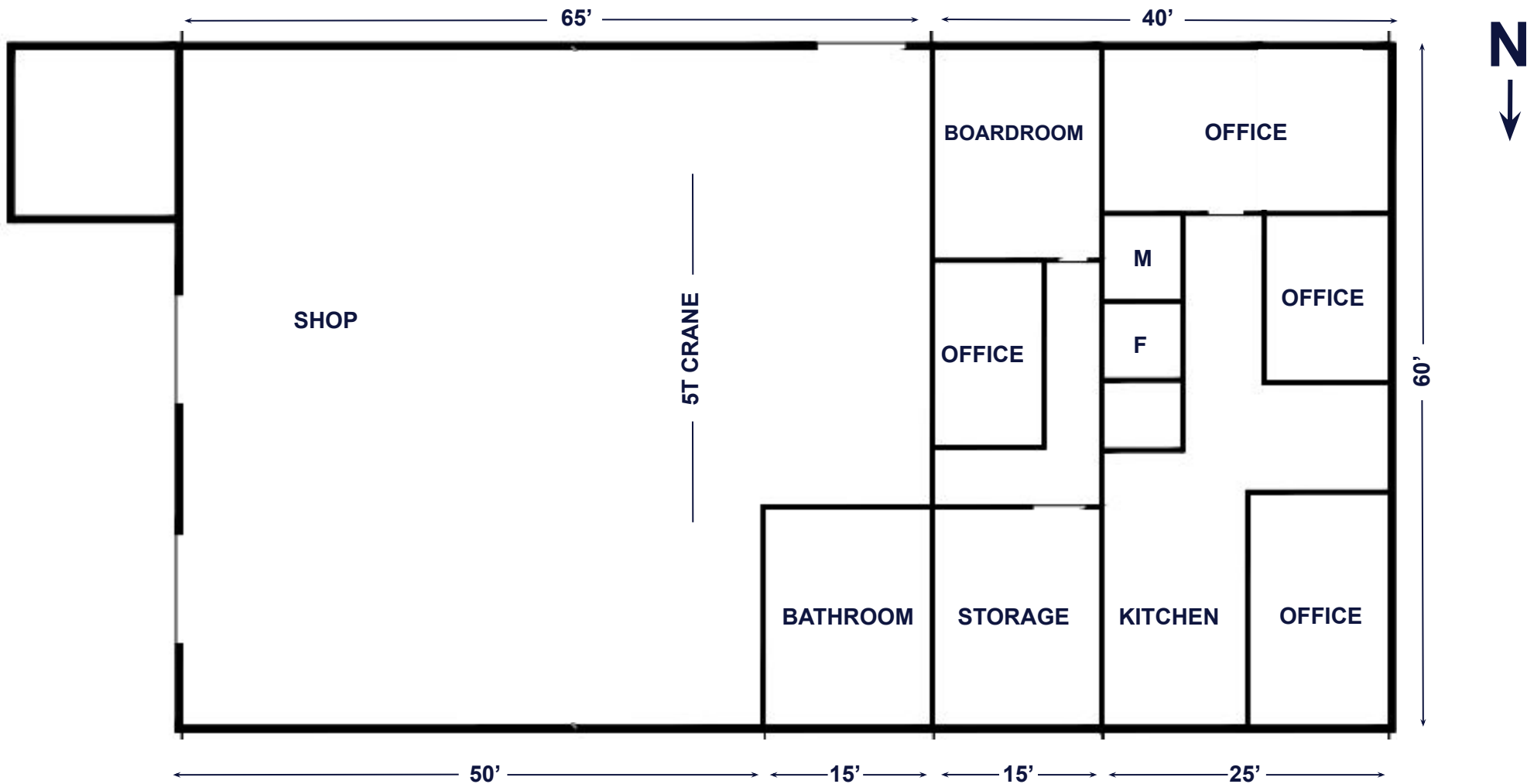
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## Property Specifications

Yard:	Fully fenced, gated, and gravelled
Mezzanine:	Included
Heat:	Radiant
Power:	600 V / 400 Amp / 3 Phase / 4 Wire - TBC
Loading:	3 x 14' x 14' Grade Doors
Ceiling Height:	17' Clear
Crane:	1 x 5 Ton



## Property Specifications



\*Floor plans for illustrative purposes only



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## 6615 45 Street, Leduc



### Property Details

<b>Address:</b>	6615 45 Street, Leduc
<b>Legal:</b>	Plan 7920017, Block 2, Lot 19
<b>Zoning:</b>	IL (Light Industrial)
<b>Total Size:</b>	6,900 SF (+/-)
<b>Possession:</b>	Immediately
<b>Utilities:</b>	Tenant responsible for utilities
<b>Operating Costs:</b>	\$3.25 / SF (Estimate)
<b>Lease Rate:</b>	\$17.50 / SF

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