

CONSTRUCTION TO BE COMPLETED BY JULY 2025



6205 39 Street, Leduc

New Leduc Industrial Bays with Yard

## PROPERTY DETAILS

Address:	6205 39 Street, Leduc
Legal:	Plan 1322952, Block 2, Lot 5
Zoning:	Light Industrial (LI)
Total Building Size:	17,500 SF (+/-)
Total Lot Size:	1.45 Acres
Building Availability:	10,000 SF (+/-)
Unit 1:	5,000 SF (+/-)
Unit 2:	5,000 SF (+/-)
Lease Rate:	\$18.00 / SF
Op Costs:	TBD
Yard Size:	0.35 Acres (15,246 SF)
Sale Price:	\$1,199,000 / per unit
Taxes:	TBD

## PROPERTY HIGHLIGHTS

- Bays can be leased/sold together or separate
- Graveled yard options available
- Large marshalling area
- Fully fenced and secured site
- (2) 16' X 16' grade door
- 27' to eave ceiling height
- Lease Rate & Sale Price includes 1 office and 1 wash-room
- Each unit includes 6 assigned / tilled parking stalls

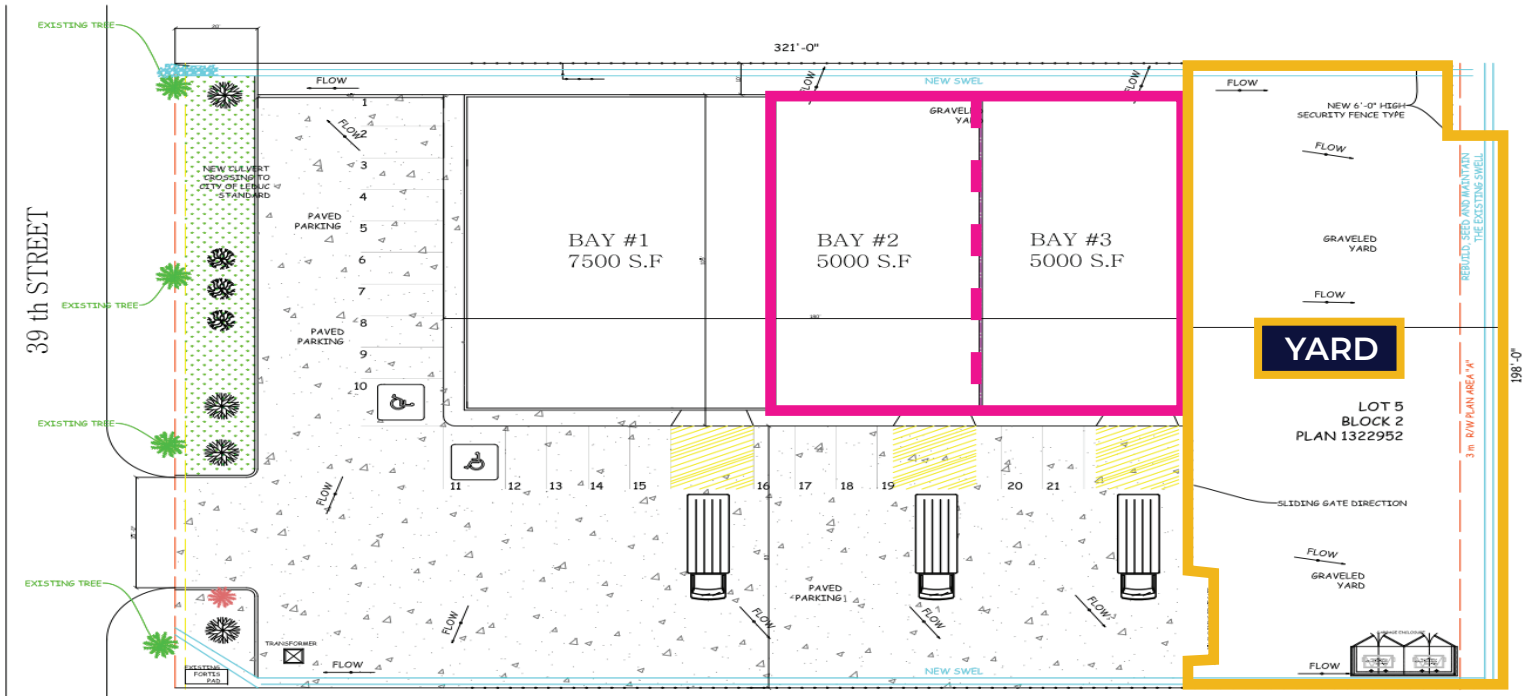


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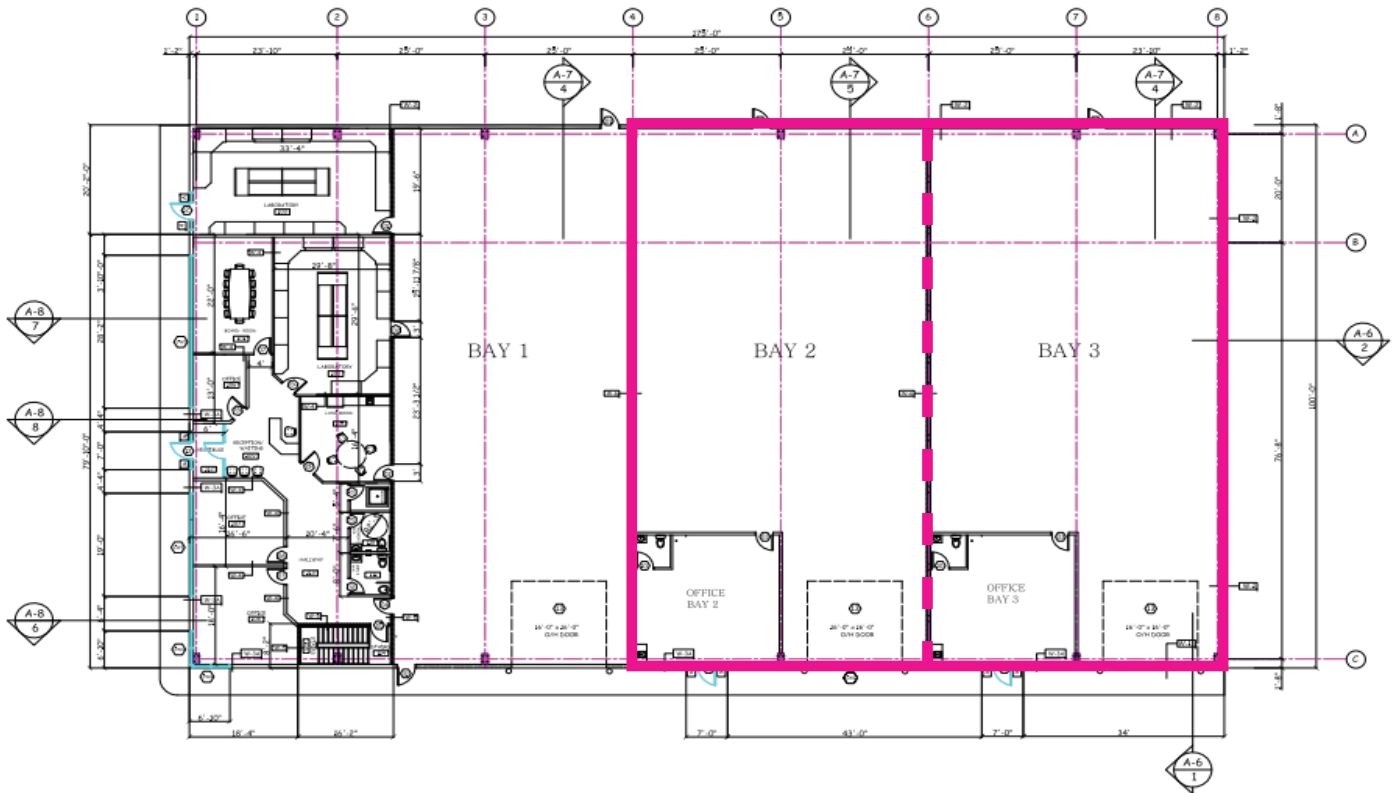
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## SITE PLAN



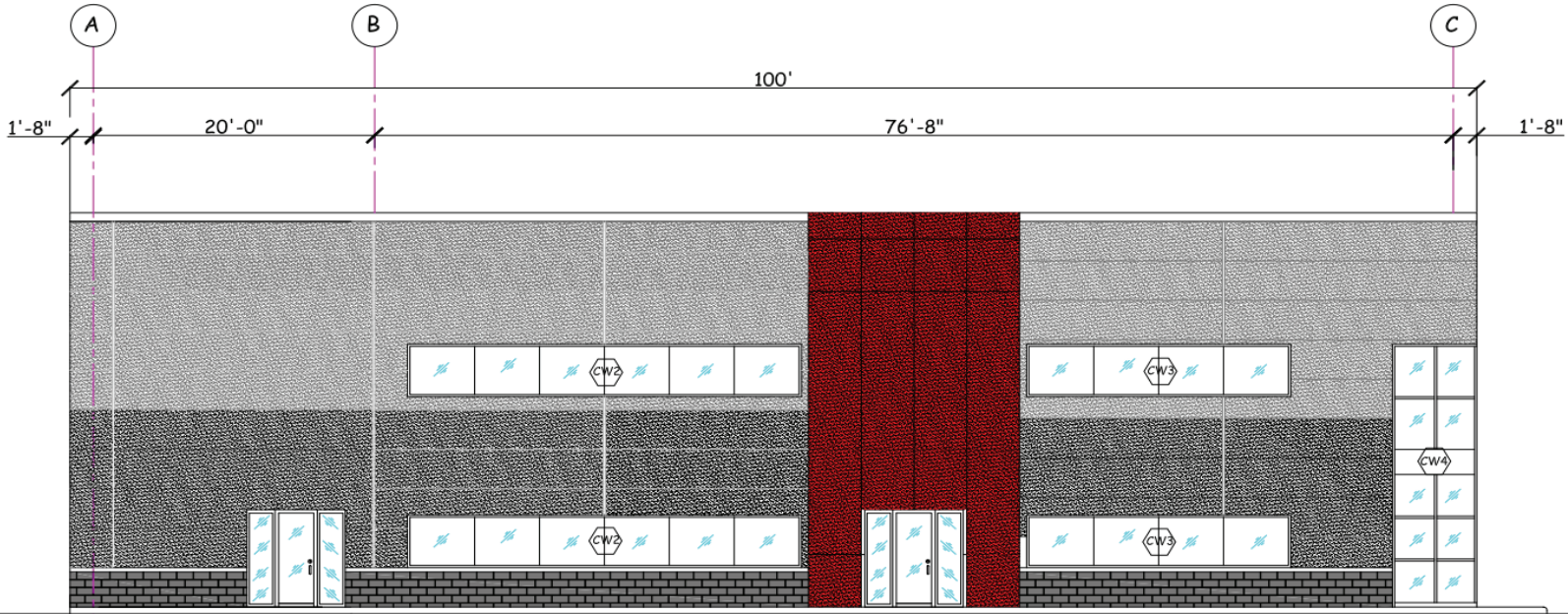
## MAIN FLOOR PLAN



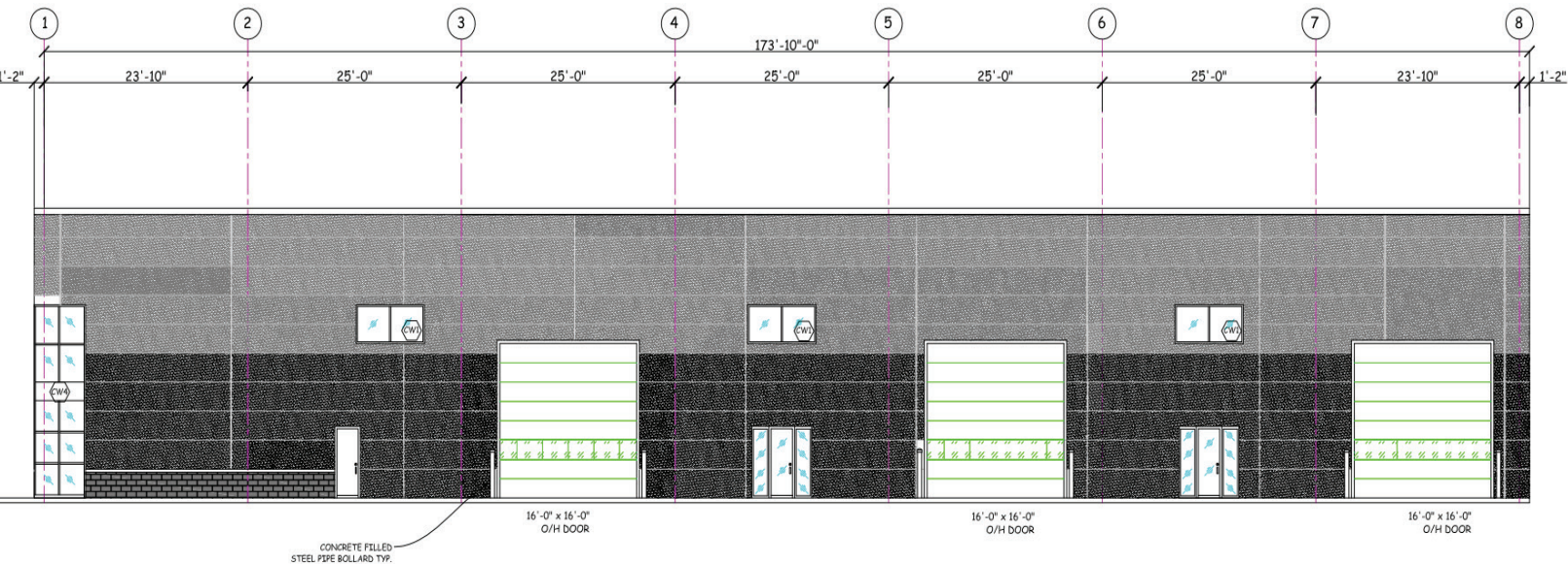




## WEST



## SOUTH



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 LOCATION HIGHLIGHTS

- Prime location in Leduc Business Park
- Quick access to Queen Elizabeth II Highway (QEII) for seamless connectivity
- Close proximity to Edmonton International Airport (YEG)
- Easy access to major transportation routes, including Airport Road and 65th Avenue
- Surrounded by industrial and commercial businesses
- Less than 10 minutes from downtown Leduc and various amenities
- Ideal for distribution, logistics, and industrial operations due to its strategic location.



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