

FOR LEASE

LEDUC INDUSTRIAL CONDO

#12, 5510 - 45 Street, Leduc, AB



HIGHLIGHTS

- 1,250 sq ft ± industrial bay with 1 washroom
- Fenced compound
- 12' x 14' grade loading door
- Single compartment sump and exhaust fan
- Shared yard with secure fencing, gated access and gravel surface

ERIC STANG

Partner, Associate

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JOANNA LEWIS

Senior Transaction Manager

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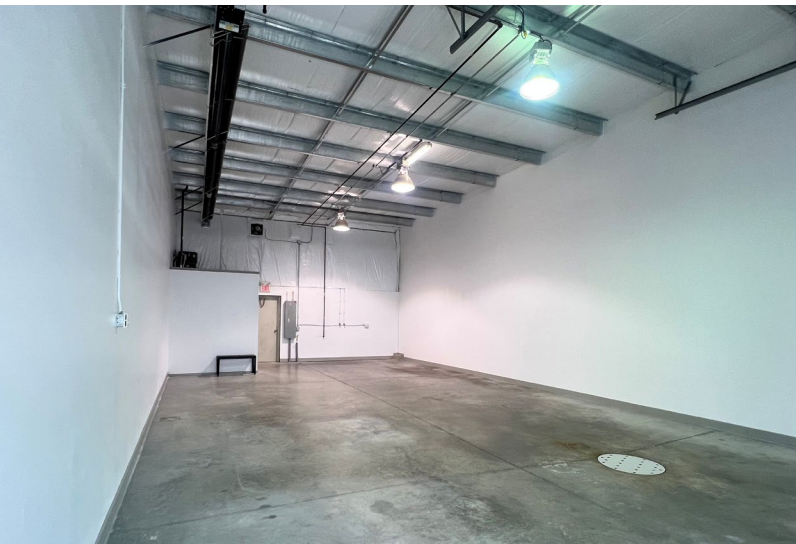


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T 780.448.0800 **F** 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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For Lease | Leduc Industrial Condo, #12, 5510 - 45 Street, Leduc, AB



Property Details & Financials

MUNICIPAL ADDRESS #12, 5510 - 45 Street, Leduc, AB

LEGAL DESCRIPTION Condo Plan: 0627136
Unit: 14

ZONING IL ([Light Industrial](#))

AREA 1,250 sq ft ±

GRADE LOADING (1) 12' x 14'

CEILING HEIGHT 17' clear

HEATING Radiant

SUMP Single compartment

LIGHTING Metal Halide

POWER 240/120/208 Volt, 100 Amp

INTERNET Telus Fibre

LEASE RATE **\$16.50/sq ft**

OP COSTS \$5.12/sq ft

POSSESSION Immediate



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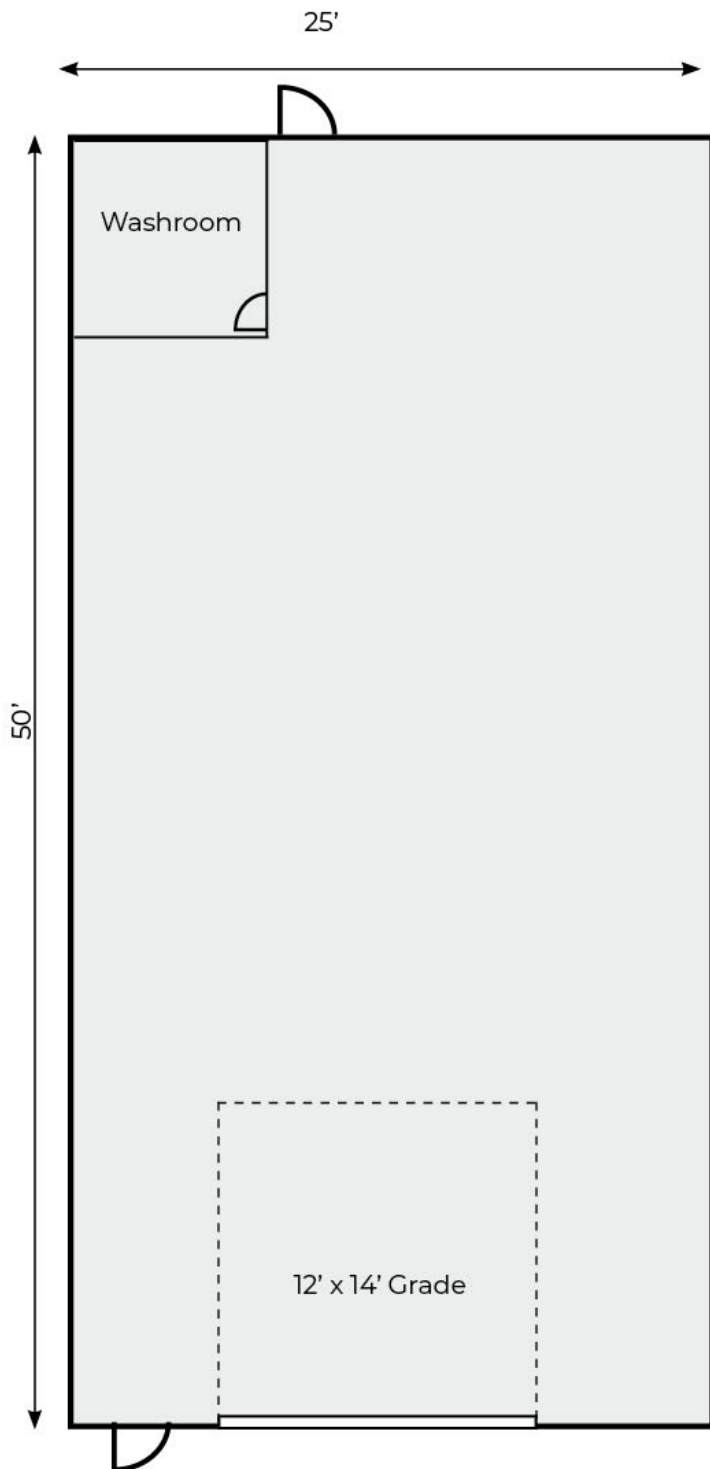
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Floor Plan



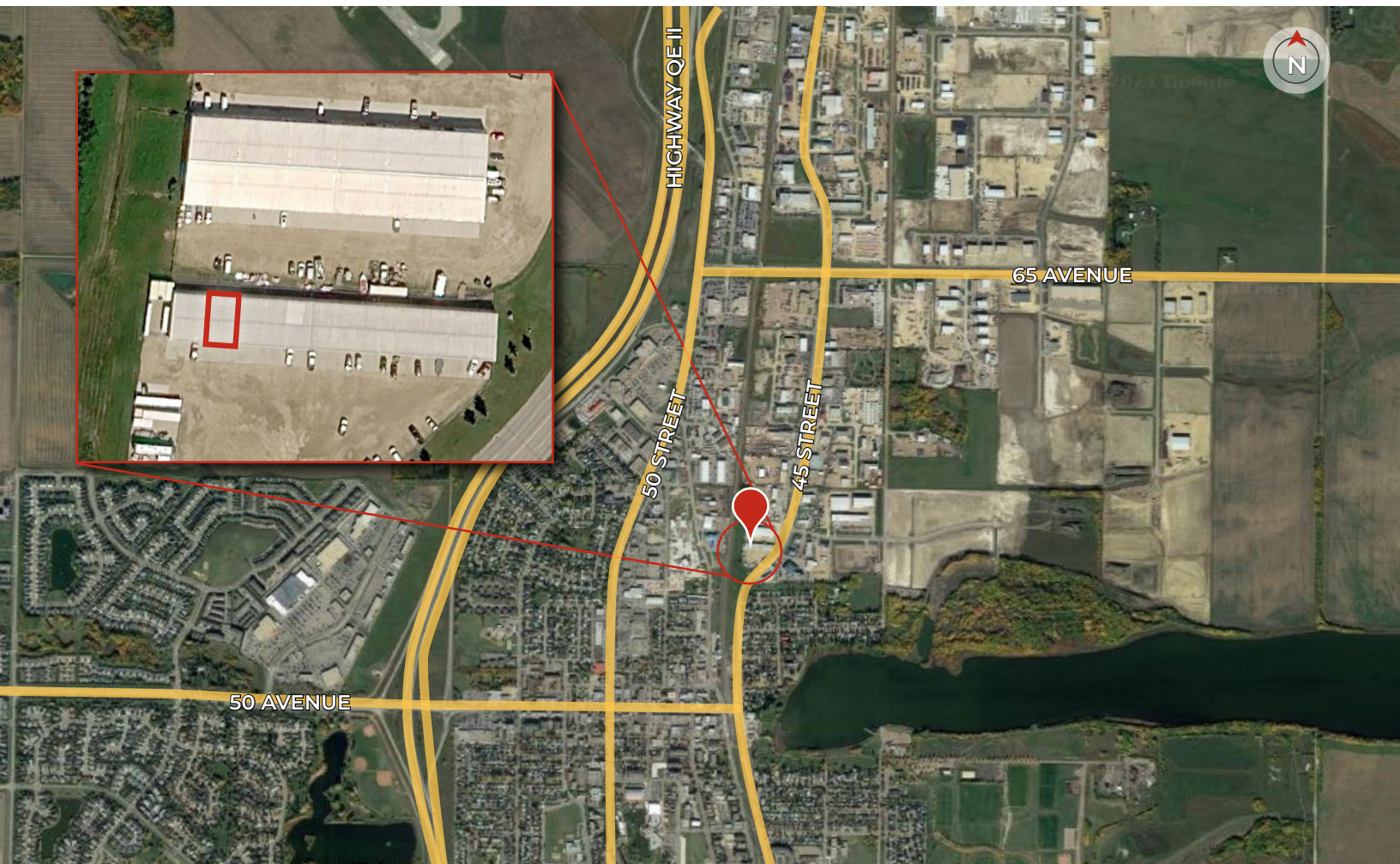
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CONTACT OUR TEAM:



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