

FOR LEASE

SMALL INDUSTRIAL BAYS

206, 207 & 209 - 3910 84 Avenue, Leduc, AB



HIGHLIGHTS

- 2,700 sq ft ± industrial shop space
- (1) 12' x 14' and (1) 14' X 16' overhead door
- Highly functional, wide open shop space

CONTACT

KELLY GIBBON

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BERT GAUDET

Director, Associate Broker

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T 780.955.7171 **F** 780.955.7764
#25, 1002 7 Street, Nisku, AB T9E 7P2

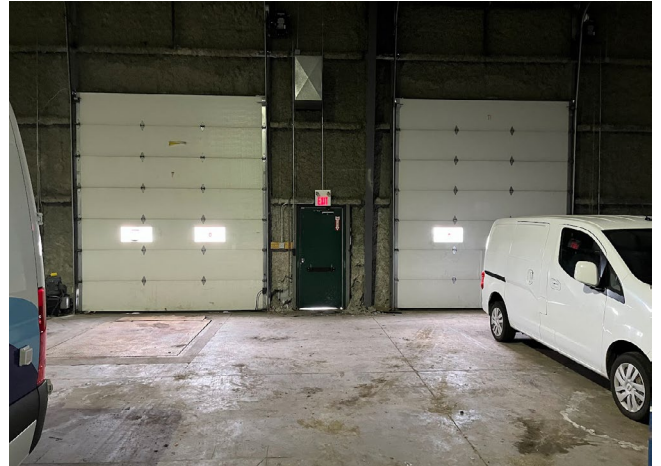
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PROPERTY DETAILS

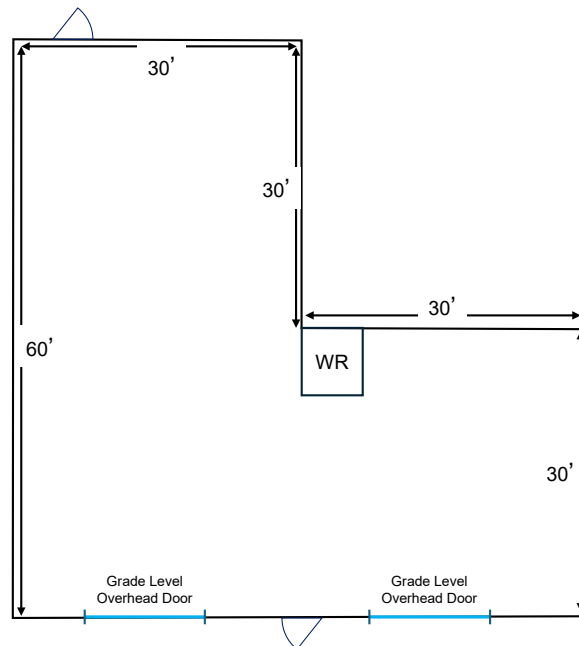
MUNICIPAL ADDRESS	Units 206, 207 & 209, 3910-84 Avenue, Leduc, AB
TYPE OF SPACE	Industrial warehouse
ZONING	Light Industrial
SPACE AVAILABLE	2,700 sq ft ±
HEATING	Forced air
SERVICES	Fully serviced
GRADE LOADING	(1) 12' x 14' OH door (1) 14' x 16' OH door
INDUSTRIAL PARK	Leduc Business Park
CONSTRUCTION TYPE	Pre-engineered metal building
POWER	200Amp (TBC)
CEILING HEIGHT	22'
LIGHTING	Fluorescent/Metal Halide
PARKING	Ample

FINANCIALS

LEASE RATE	\$11.50/sq ft ±
OP COSTS	\$3.85/sq ft (estimated)
POSSESSION	Immediate



FLOOR PLAN

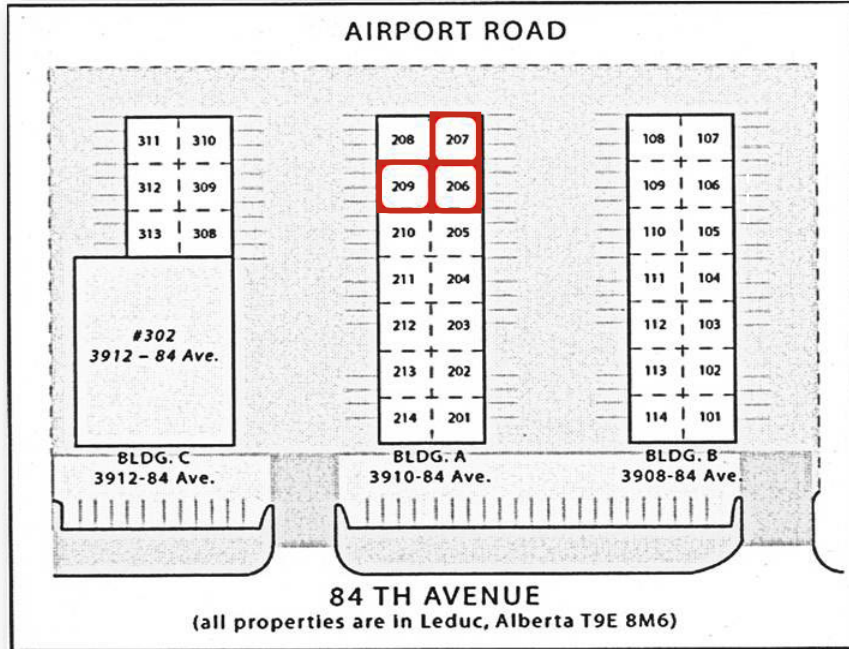


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SITE MAP



AERIAL

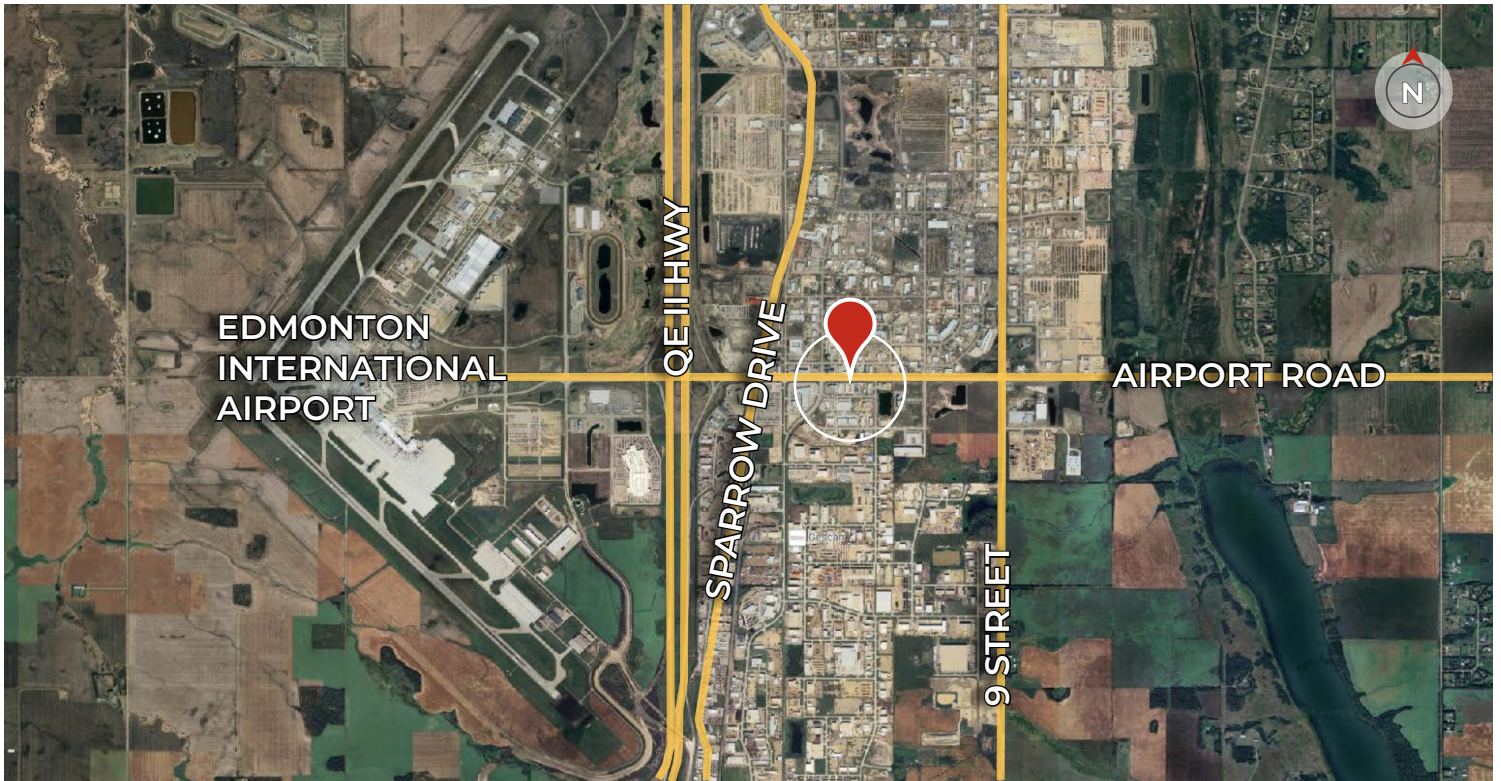


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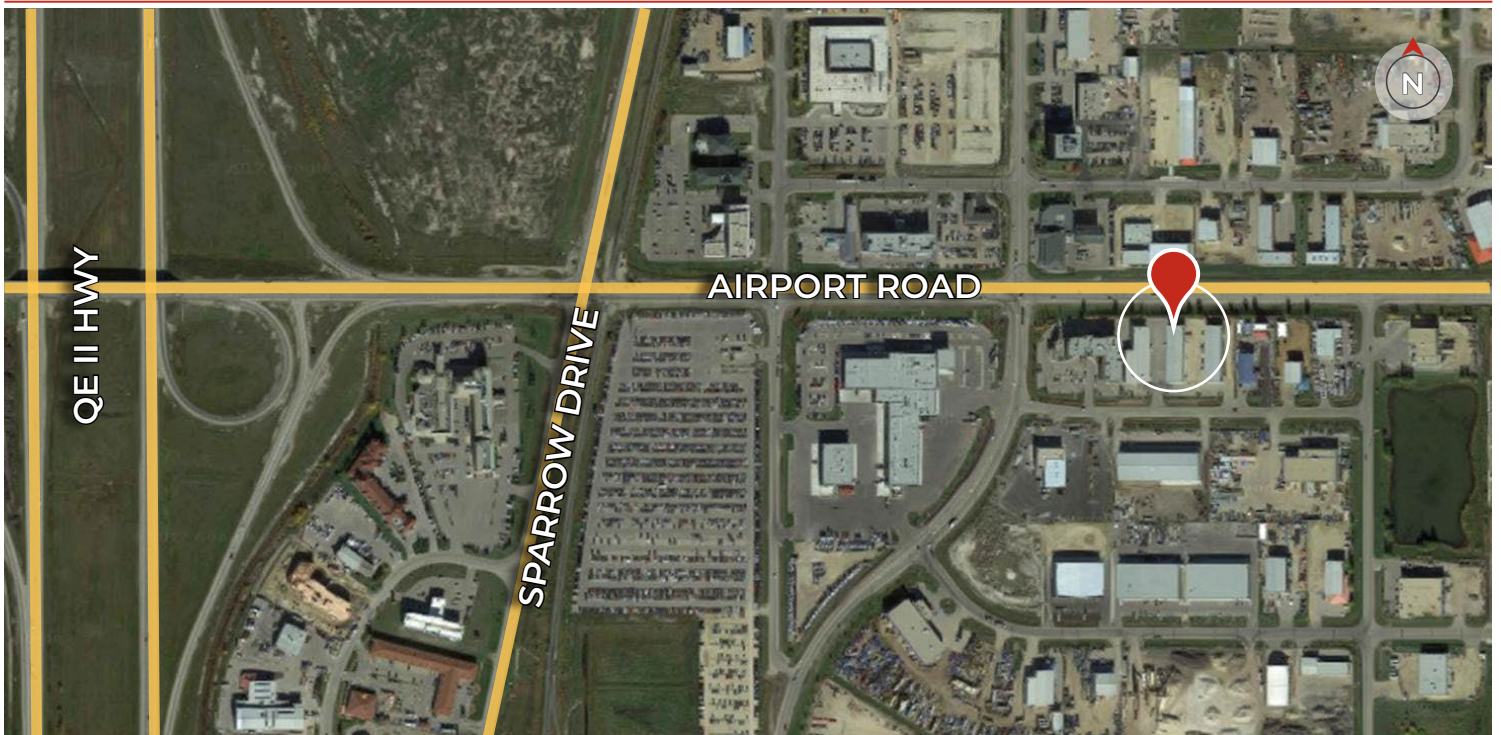
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REGIONAL MAP



LOCAL MAP

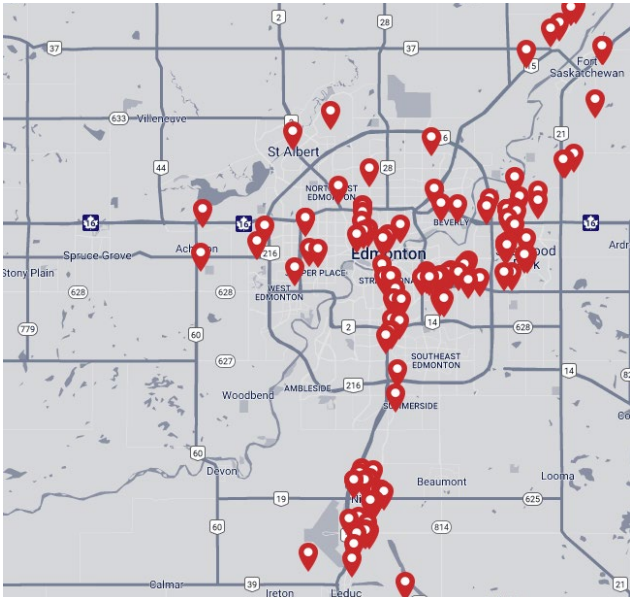


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ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

BERT GAUDET Director, Associate Broker



In 2010 Bert, as an owner of Garstad and Whittingham Realty, joined forces with the Royal Park Realty team. He has 20 years of commercial real estate experience, with specific knowledge of the Nisku/Leduc market.

Bert enjoys providing personalized service to his clients and prides himself on building long-term relationships with them. He is passionate about putting together deals and consistently producing results.

KELLY GIBBON Director, Associate, MBA



Kelly takes great pride in the service that provides. His focus is aligning his efforts with the goals and desires of his clients. This approach has been extraordinarily beneficial to the people and companies that he represents and has helped Kelly create many long term relationships as a trusted advisor.

Kelly's thorough attention to detail as well as his creative approach to problem solving has made him a huge asset to his real estate clientele.



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