

FOR LEASE



24,014 SQUARE FEET ON 4 ACRES

6909 - 42 Street

Leduc, AB

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6909
42 STREET

Property Highlights

 In the heart of the Nisku/Leduc industrial district

 Three access points into yard

 Sprinklered

 Easily accessible via QE II

Property Offering

Legal Description:	Plan 1524256; Block 14: Lot 1A,
Municipal Address:	6909 - 42 Street, Leduc County
Site Size:	4 acres
Yard Size:	2 acres
Building Size:	24,014 SF
Asking Rate:	\$19.75 PSF
Available:	October 1, 2025
Ceiling Height:	26'
Zoning:	IM - Medium Industrial
Loading:	6 Grade Doors
Power:	800 Amp, 347/600 Volt 3 Phase 4 Wire
Site Coverage:	14%
Parking:	50 stalls
Year Built:	2014
Property Taxes (2025):	Approx. \$3.99 psf
Additional Costs:	Approx. \$0.80 psf
Operating Costs:	Net & Carefree Lease



Parking

26 parking spots on the side of the building in fenced area

22 parking spots in the front of the building

2 handicap spots in the front of building



Building Size

Warehouse:	20,727 sf
Washbay in warehouse	2,700 sf
Office:	3,273 sf

Makeup air unit on roof (6,000 CFM) (TBV)



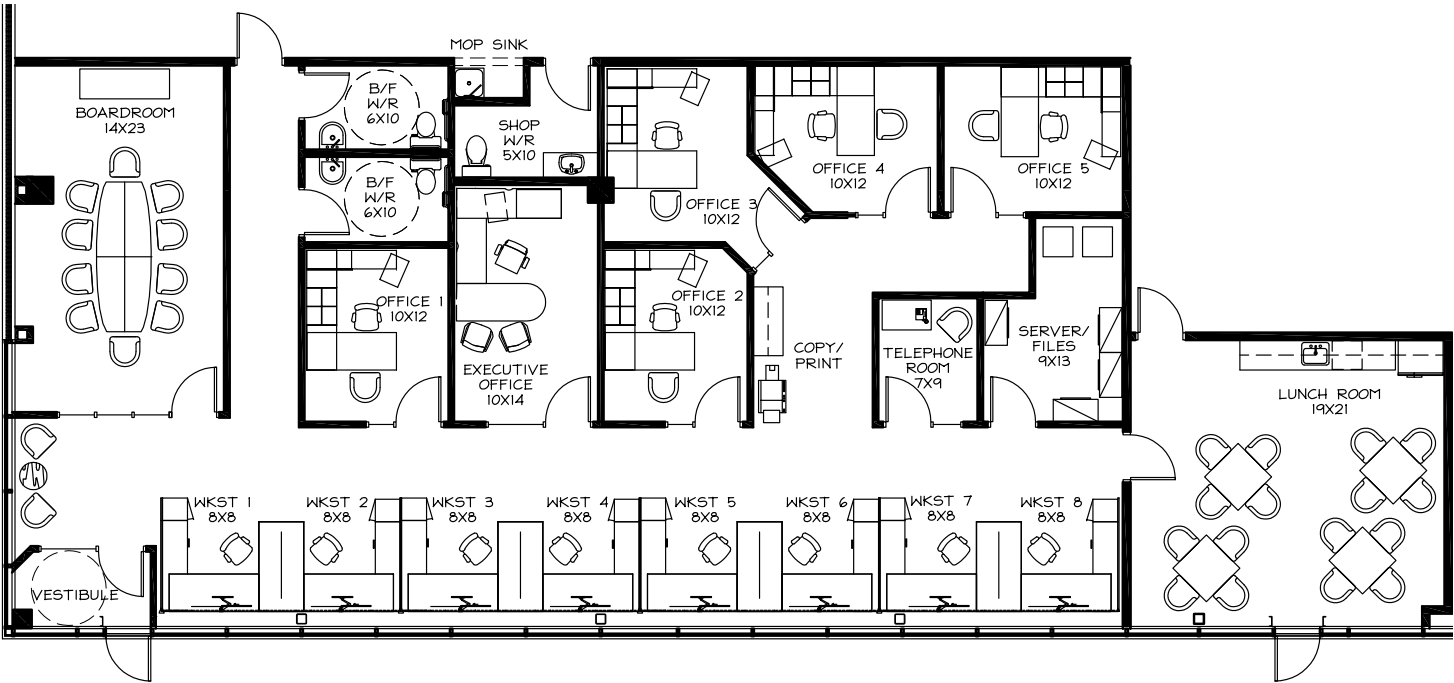
Features in Warehouse:

- Exhaust for forklift
- Floor drain in washbay
- Extensive glazing throughout the warehouse brings in abundant natural sunlight
- Sump drains in front of grade doors
- Radiant tube heating over grade doors
- Eyewash station

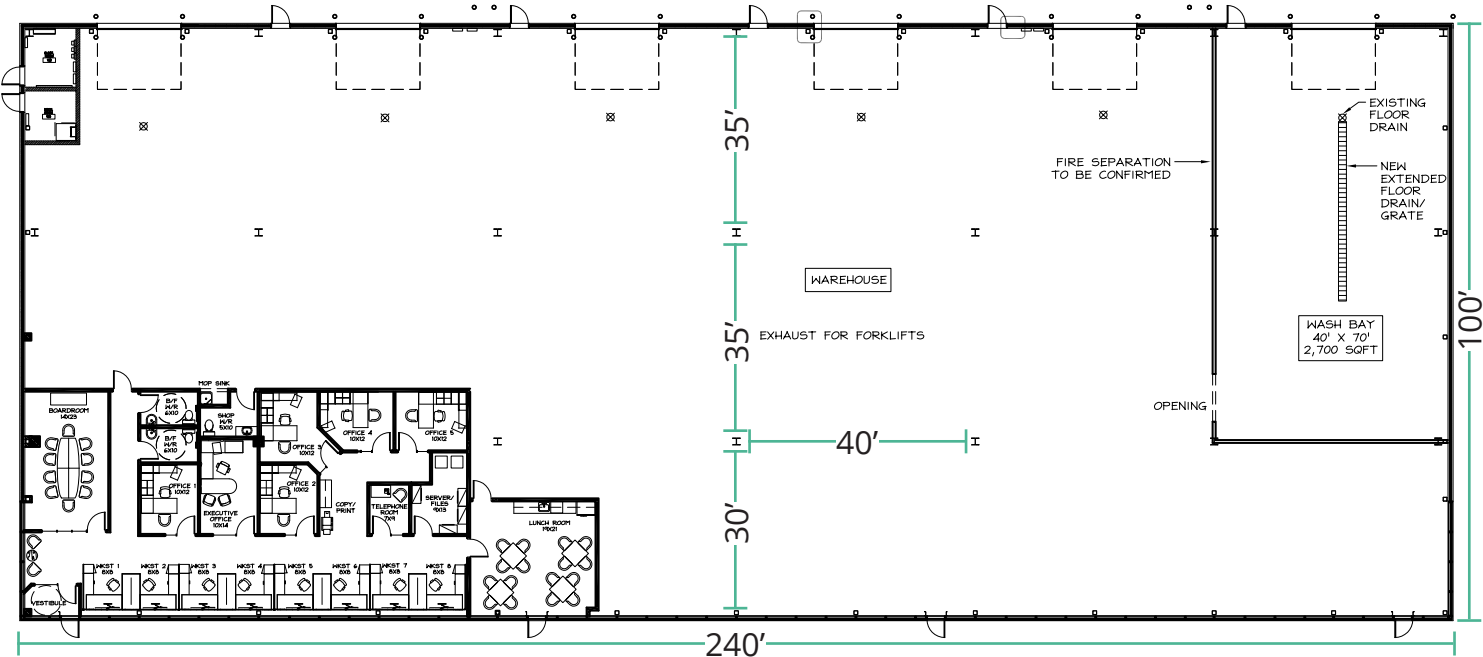


6909 - 42 Street, Leduc, AB

Floor Plan - Office



Floor Plan - Warehouse



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Let's connect

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