

# FOR SALE/LEASE

## SAWRIDGE INDUSTRIAL CONDOS NOW PRE-SELLING AND LEASING

5605-43 Street, Leduc, AB



**PHASE 1: POSSESSION JUNE 1, 2026!**

**PHASE 2: POSSESSION JANUARY 2027!**

**FENCED COMPOUNDS**

### Brand New Industrial Condos in Leduc

New industrial condos in Sawridge Business Park, featuring grade loading, drive-thru options, fenced compounds, and sumps. Units starting at 2,018 sq ft ±. Possession on June 1, 2026. Don't miss out!

#### **ERIC STANG**

Partner, Associate  
780.667.9605  
eric@royalparkrealty.com

#### **JOANNA LEWIS**

Senior Transaction Manager  
780.423.7580  
joanna@royalparkrealty.com

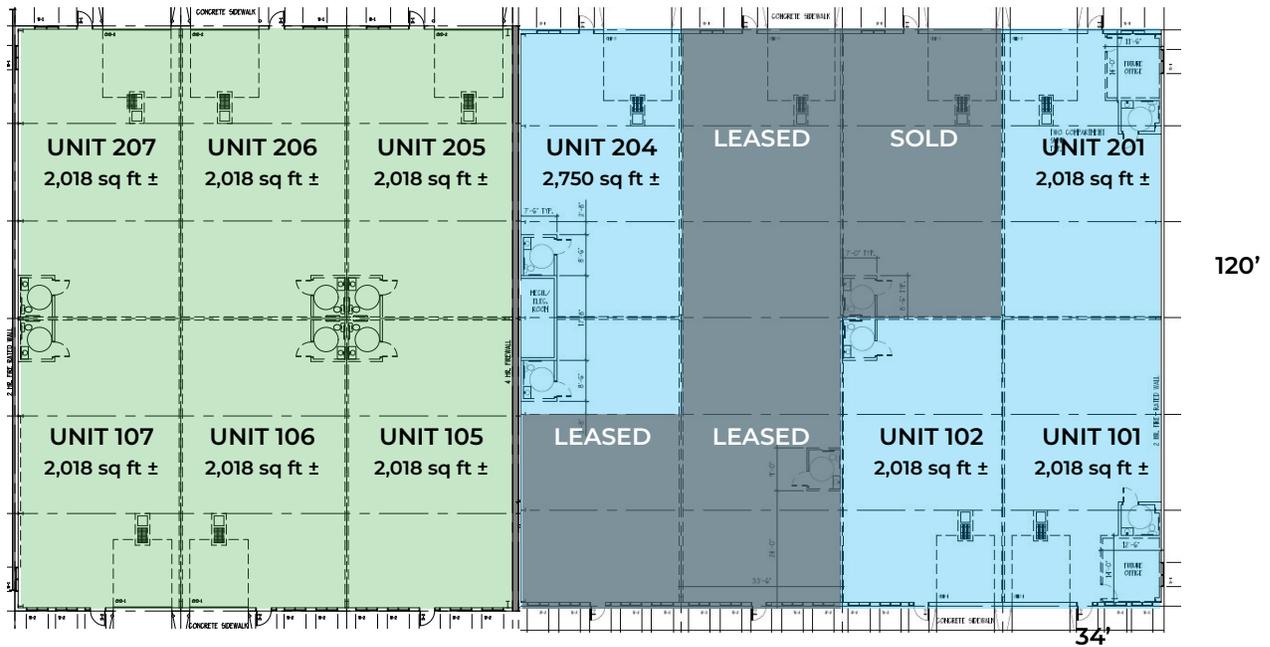


**ROYAL PARK  
REALTY™**

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

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# PROPERTY OVERVIEW | Sawridge Industrial Condos in Leduc, AB



## Legend

- Phase 1
- Phase 2

## PROPERTY FEATURES

- Brand-new industrial condos
- Drive-thru options
- Flexible unit sizes starting at 2,018 sq ft
- 120' length x 34' width
- 25' x 45' fenced storage compounds
- Fully secured rear yard with two gated access points
- Dual compartment sumps and trench drains
- Option to receive units as a shell or with build-out (including 1 washroom and 1 office)
- Prime connectivity with easy access
- Now preleasing and selling, available for tenants, purchasers, and investors
- Ideal for flexible ownership options

## Property Details & Financials

MUNICIPAL ADDRESS	5605 - 43 Street, Leduc, AB T9E 8C2
LEGAL DESCRIPTION	Plan: 1423972; Block: 1; Lots: 4 & 5
ZONING	CBO ( <a href="#">Commercial Business Orientated</a> )
UNIT SIZES	Starting from 2,018 sq ft ± & up
CEILING HEIGHT	18' 6" clear
ELECTRICAL	100 - 200 amp, 120/208 volt, 3 phase
HEATING	Radiant tube
GRADE LOADING	12' x 14' (front) 14' x 14' (back)
LIGHTING	LED
INTERNET	Telus Fibre Optic
SUMPS	Dual compartment
POSSESSION	Phase 1: June 1, 2026 Phase 2: January 2027
SALE PRICE	
PHASE 1	<b>\$280.00/sq ft</b>
PHASE 2	<b>\$295.00/sq ft</b>
CONDO FEES	TBD
PROPERTY TAXES	TBD
LEASE RATES	
PHASE 1	<b>\$16.00/sq ft</b> (shell) \$18.00/sq ft (1 w/c, 1 office built)
PHASE 2	<b>\$17.00/sq ft</b> (shell) \$19.00/sq ft (1 w/c, 1 office built)
FENCED COMPOUNDS	\$250.00/month
OPERATING COSTS	\$4.50/sq ft (est.)

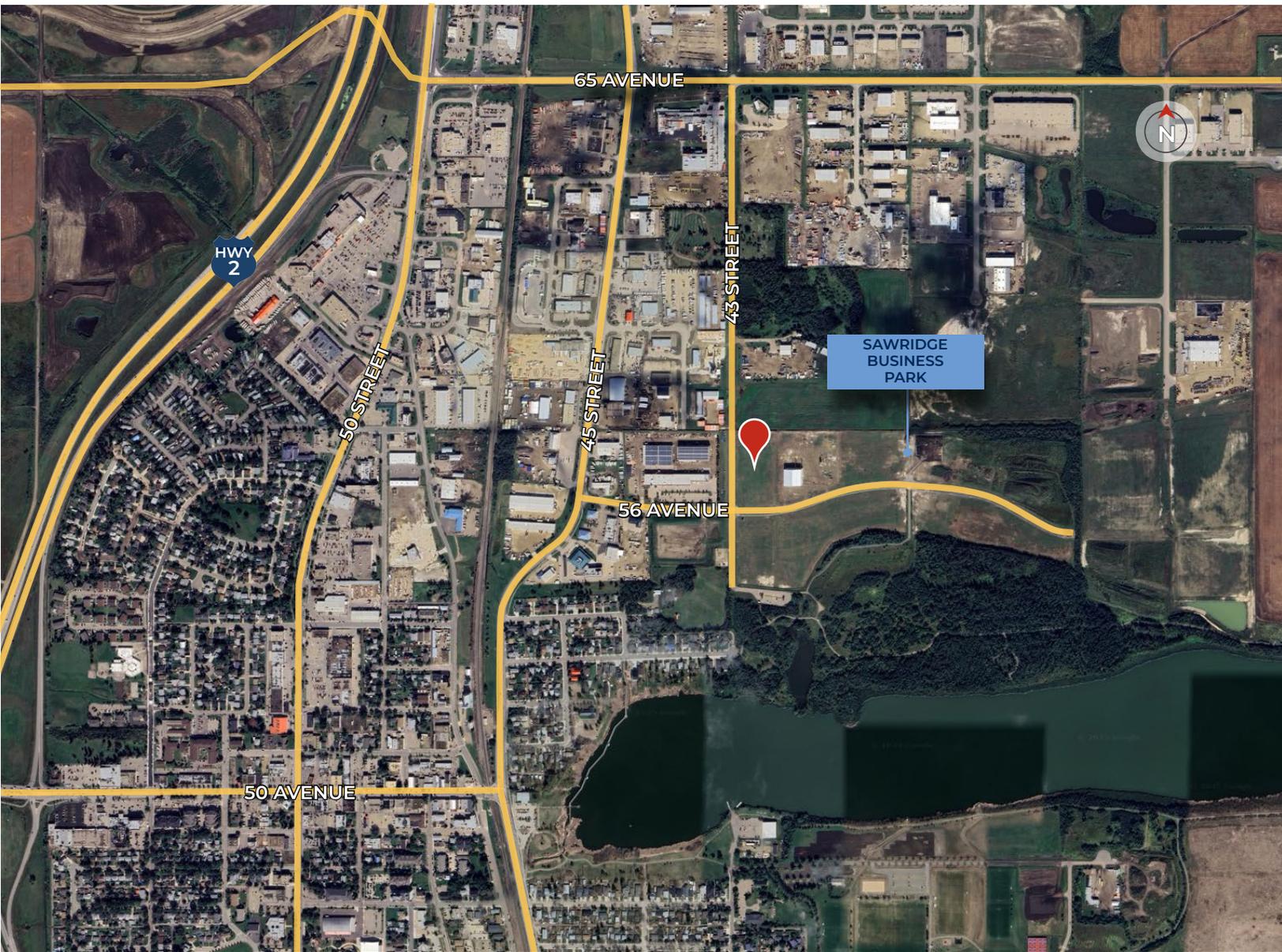


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## LOCATION OVERVIEW | Sawridge Industrial Condos, Leduc, AB



### Make Sawridge Business Park the Perfect Location for Your Company!

#### Permitted Uses Include:

- Commercial School
- Contractor Service
- Drive Through Service
- Eating and Drinking Establishment
- Health Service
- Light Business Facility
- Professional, Financial Services
- Service Station and more...!

#### Why Leduc:

- Attractive Property Taxes
- Economic Growth
- Flexible Zoning
- Strategic Location
- Access to Skilled Workforce
- Transportation Network
- Population Growth
- Infrastructure Upgrades

#### Quick Access:

- Downtown Leduc: 3 minutes
- EIA: 9 minutes
- Nisku: 10 minutes
- South Edmonton: 15 minutes
- Beaumont: 16 minutes
- Highway 21: 18 minutes
- Devon: 24 minutes
- Downtown Edmonton: 30 minutes

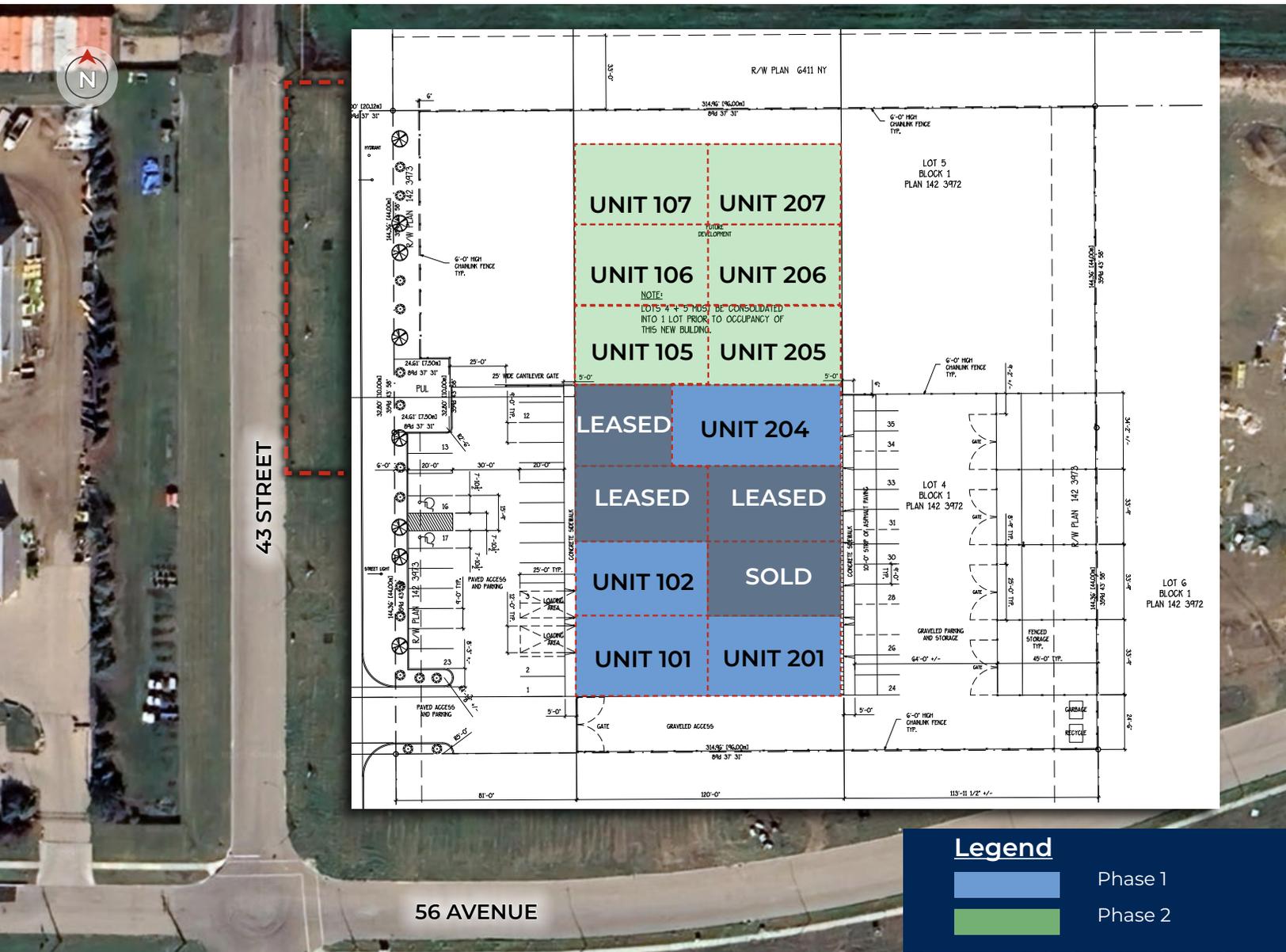


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# SITE PLAN | Sawridge Industrial Condos, Leduc, AB



### Legend

- Phase 1
- Phase 2

UNIT	101/201	102	103/203	204	105/205	106/206	107/207
AREA (SQ FT)	2,018 - 4,035	2,018	2,018 - 4,035	2,750	2,018 - 4,035	2,018 - 4,035	2,018 - 4,035
DRIVE-THRU	Yes	Yes	No	No	No	No	No
LOADING	1 - 12' x 14' 1 - 14' x 14'	1 - 12' x 14'	1 - 12' x 14'	1 - 12' x 14'	1 - 12' x 14'	1 - 12' x 14'	1 - 12' x 14'
SALE PRICE	\$ 280/sq ft	\$ 280/sq ft	\$ 280/sq ft	\$ 280/sq ft	\$ 295/sq ft	\$ 295/sq ft	\$ 295/sq ft
LEASE RATE	\$ 2,690/month	\$ 2,690/month	\$ 5,380/month	\$ 5,380/month	\$ 5,716/month	\$ 5,716/month	\$ 5,716/month
COMMENTS:	*Sale prices and lease rates are based on total bay sizes, or the demisable size where applicable.						
	*Phase 1 Bays will be delivered as shell space at \$16.00/sq ft (net), or built out with 1 restroom and 1 office at \$18.00/sq ft (net)						
	*Phase 2 Bays will be delivered as shell space at \$17.00/sq ft (net), or built out with 1 restroom and 1 office at \$19.00/sq ft (net)						



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*Investing in Sawridge presents a prime opportunity to secure brand new industrial space in Leduc. This exciting development offers modern, drive-thru units with secured fenced compounds, perfect for a variety of businesses. With ample outdoor storage space and a strategic location, Sawridge Industrial Condos is Leduc's newest condo development, designed to meet the growing demand for flexible and efficient commercial spaces. Available for tenants, purchasers, and investors, the development provides flexible ownership options to accommodate diverse business needs.*

**CONTACT OUR TEAM:**



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