

FOR LEASE



70 Avenue

42 Street

24,014 SQUARE FEET ON 4 ACRES

6909 - 42 Street

Leduc, AB

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**AVISON
YOUNG**

6909 42 Street

Leduc, AB

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
Building Size:	24,014 sf
Yard Size:	2 acres
Building Asking Rate:	\$14.95 psf
Yard Asking Rate:	\$1.25 psf
Ceiling Height:	26'
Zoning:	IM - Medium Industrial
Loading:	6 Grade Doors
Power:	800 Amp, 347/600 Volt 3 Phase 4 Wire
Flooring:	7" 10" at columns
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



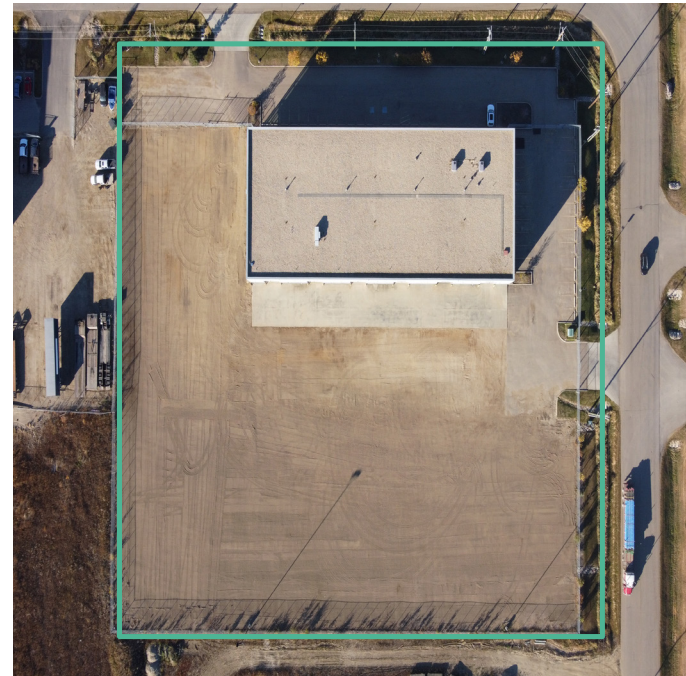
Building Size

Warehouse: 20,727 sf

Washbay in warehouse 2,700 sf

Office: 3,273 sf

Makeup air RTU (6,000 CFM) (TBV)



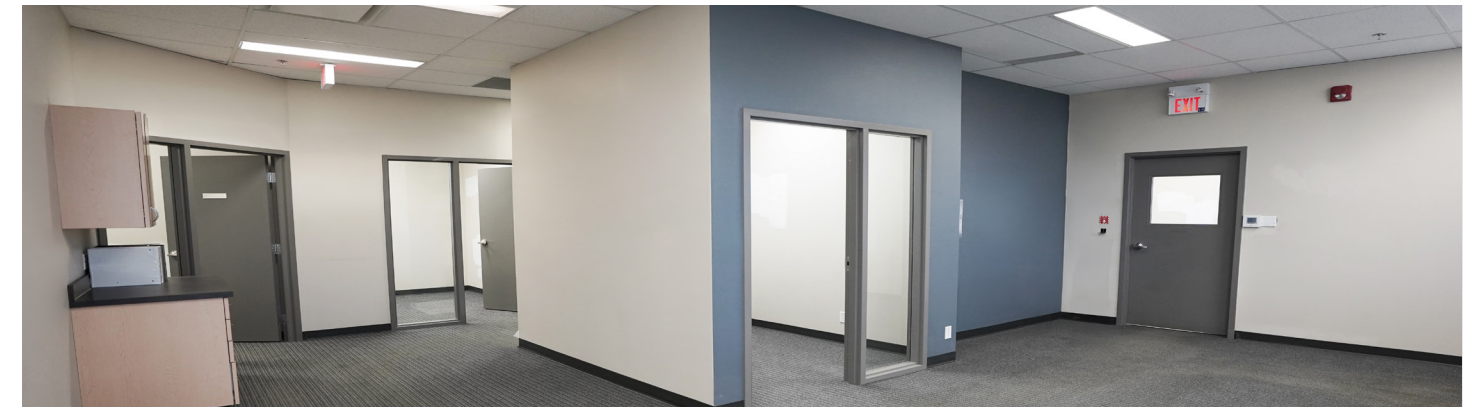
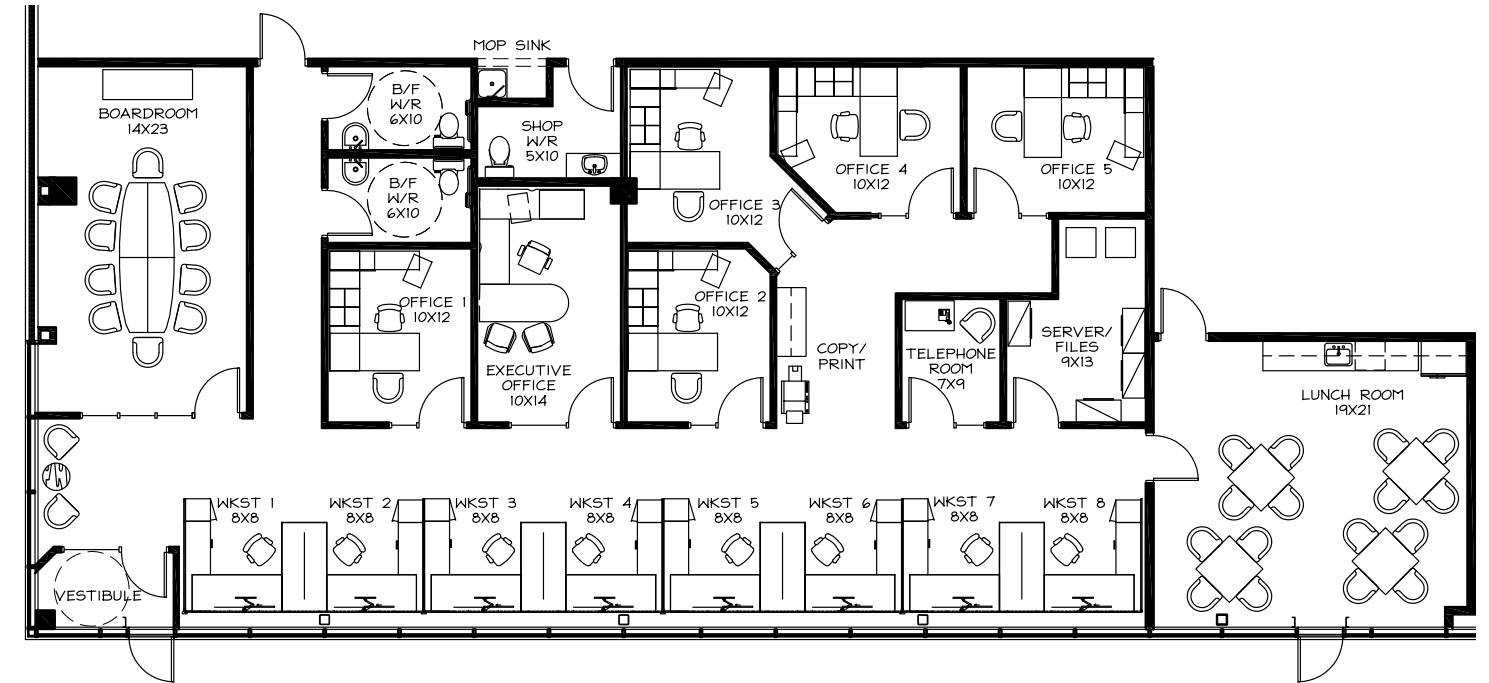
Features in office:

- Six enclosed offices
- Large boardroom
- Lunchroom and kitchen
- Reception area



Floor Plan - Office

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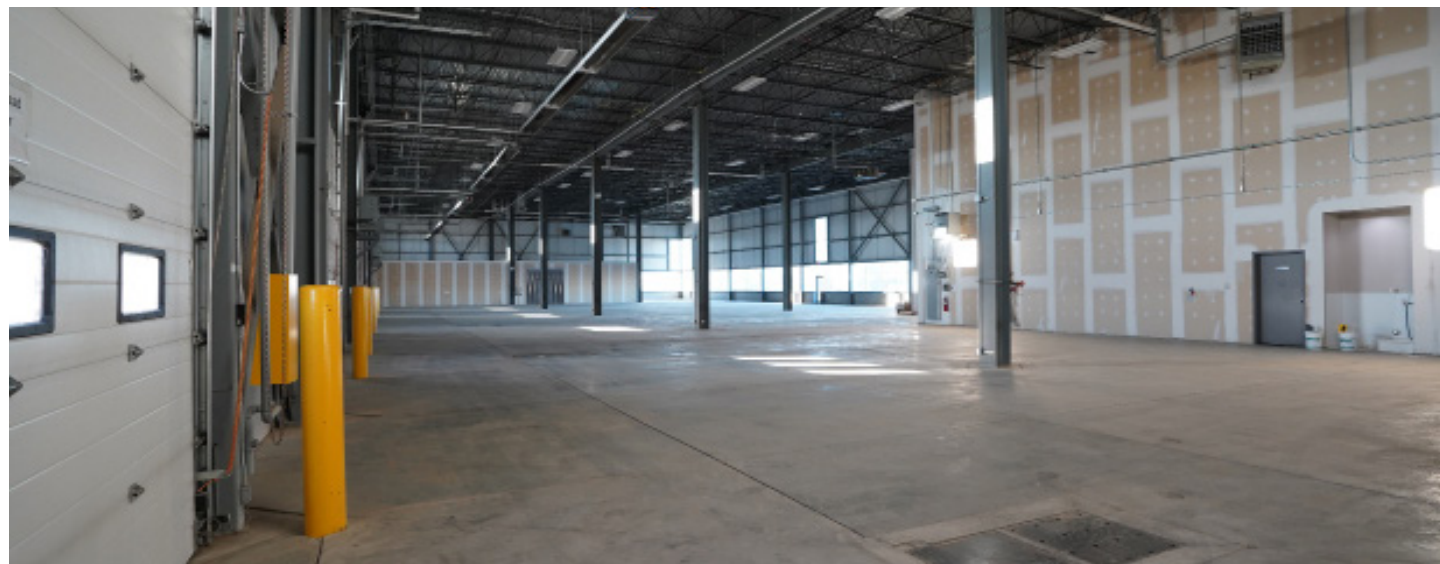
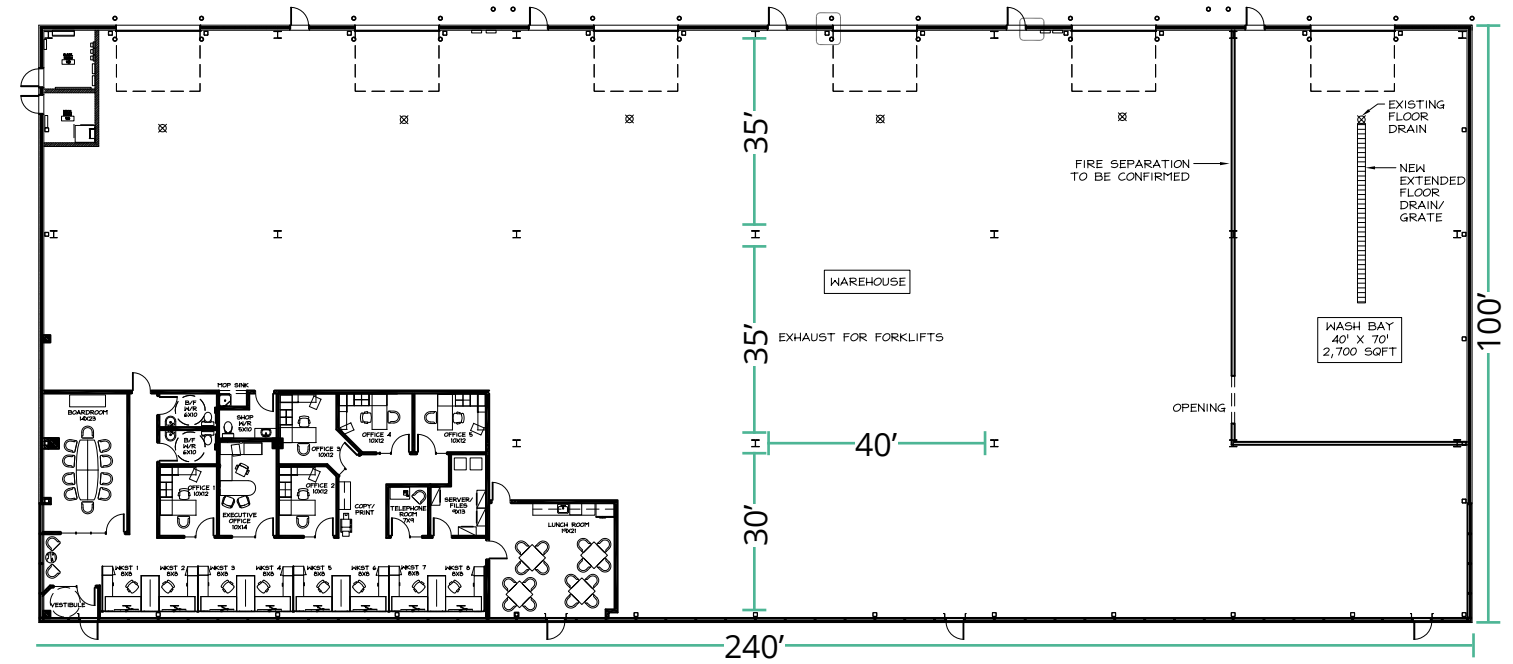
Features in Warehouse:

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



Floor Plan - Warehouse

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Let's connect

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