



3902 65A Avenue, Leduc

Leduc Industrial Bays With Yard



PROPERTY DETAILS

Address:	3902 65A Avenue, Leduc
Legal:	Plan 1621292, Units 21 – 32
Zoning:	IM (Medium Industrial)
Total Size:	39,600 SF (+/-)
Building A:	6,600 SF (+/-)
Building B:	19,800 SF (+/-)
Possession:	Immediate
Utilities:	Tenant responsible for utilities
Operating Costs:	\$4.25 / SF (TBD)
Bay Lease Rate:	\$15.00 / SF
Yard Lease Rate:	\$1.00 / SF



PROPERTY HIGHLIGHTS

- New built-out offices
- Yard area available
- New yard layout - 9,500 SF / Unit (+/-)
- Lease single or multiple bays
- Grade loading SUNSHINE doors
- Concrete mezzanine – great office space with south-facing windows
- 21' clear under a beam in the warehouse



Jim McKinnon
 Broker / Partner
 780-719-8183
 jim@aicrecommercial.com

Erin Oatway
 Partner / Associate
 780-218-7585
 erin@aicrecommercial.com



Overview of property



New office build-out



Kitchen built-out



Bay with mezzanine



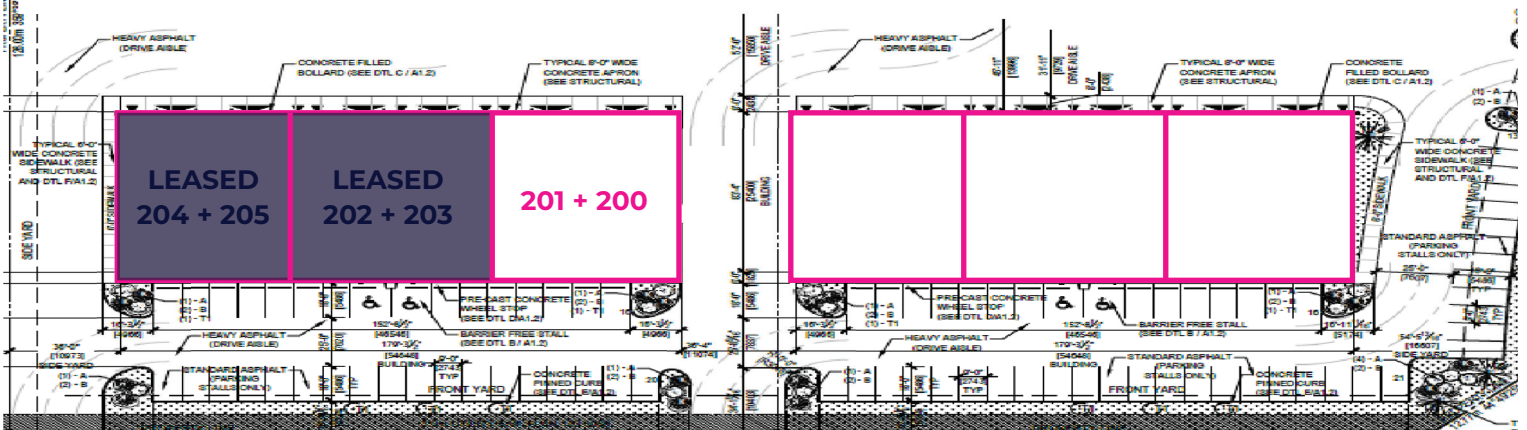
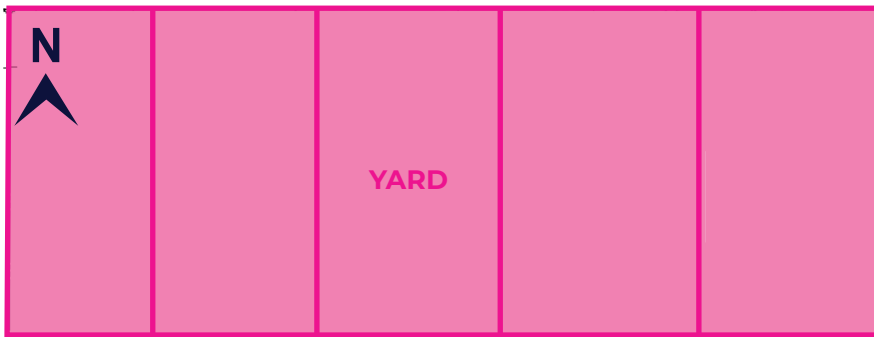
Bay



Bay with sunshine loading



Sunshine grade loading

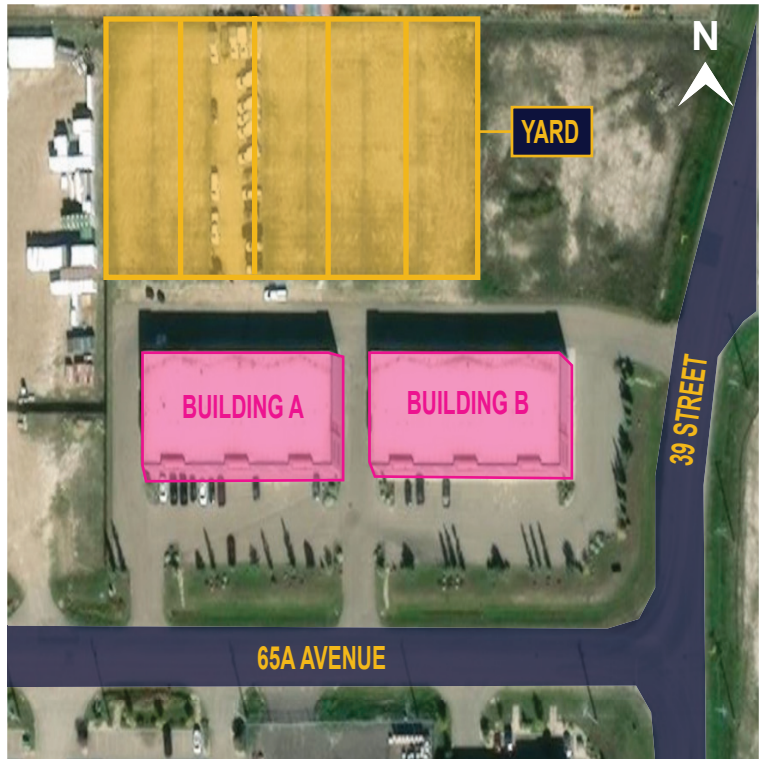




- Excellent access to major highways including Queen Elizabeth II Highway, Sparrow Drive and 65 Avenue
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont, Nisku and Edmonton
- Located in the Leduc Business Park

PROPERTY SPECIFICATIONS

Bay Size:	6,600 SF (+/-) / Bay
Yard:	9,500 SF (+/-) / Bay -Fenced & gated
Heat:	Radiant
Power:	120/208 V / 100 A / 3 Phase TBC
Loading:	1 x 12' x 14' Sunshine Grade Door Per Bay
Ceiling Height:	21' Clear
Crane:	5 Ton capable
Sump:	Yes - 1 Per bay



Jim McKinnon
 Broker / Partner
 780-719-8183
 jim@aicrecommercial.com

Erin Oatway
 Partner / Associate
 780-218-7585
 erin@aicrecommercial.com

Colton Colquhoun
 Associate Broker
 780-830-9120
 colton@aicrecommercial.com

Meadow Kenney
 Associate
 780-271-4845
 meadow@aicrecommercial.com