 **JLL** SEE A BRIGHTER WAY

For Sale 7609 39 Street

Leduc, AB

±40,350 SF on ±2.02 Acres

- Multiple Cranes throughout shop area, 5-Ton and 10-Ton
- Heavy power and extra wide column spans of up to 70'
- Fully paved yard area with functional offices in prime Leduc location

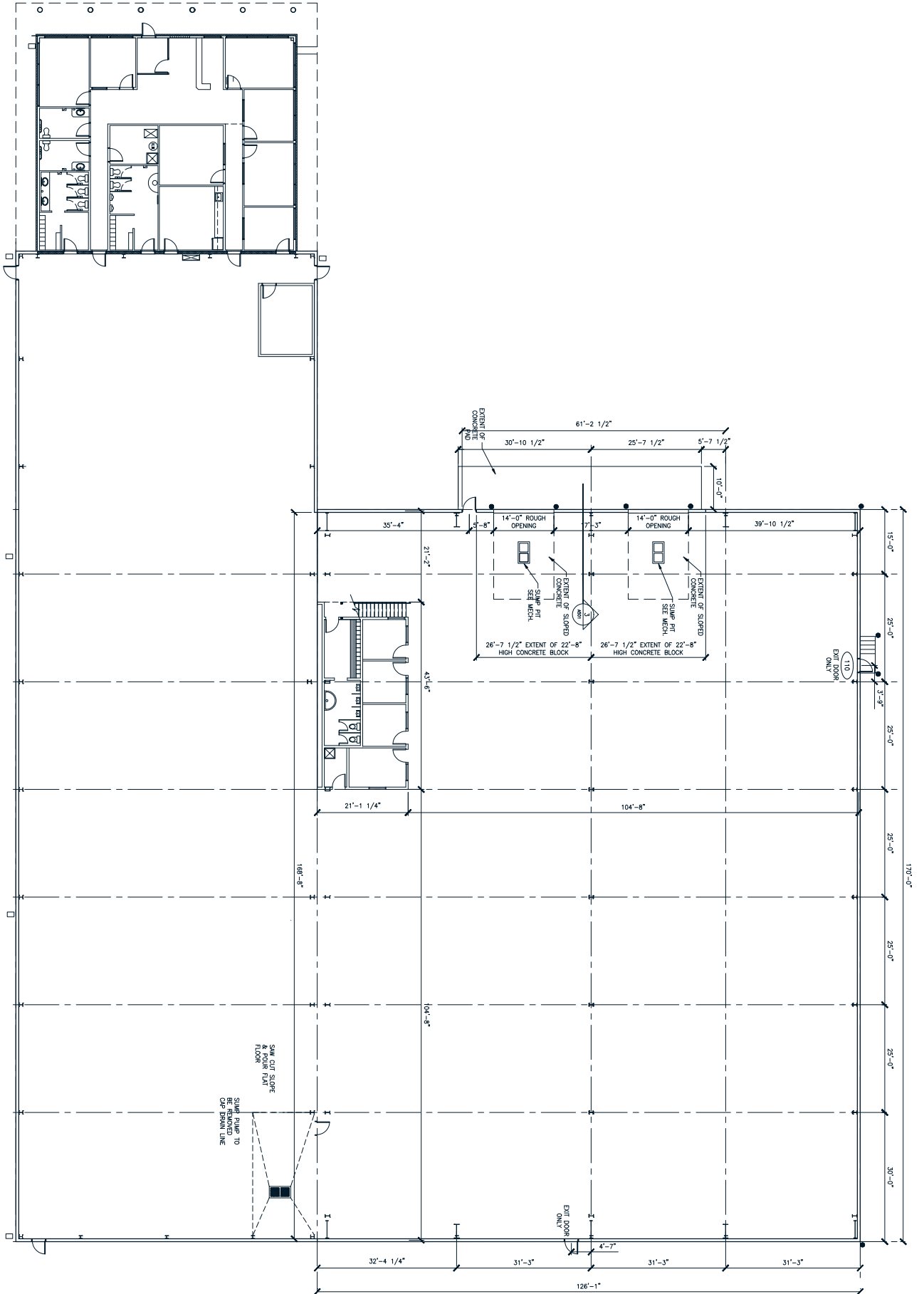
For more information contact:

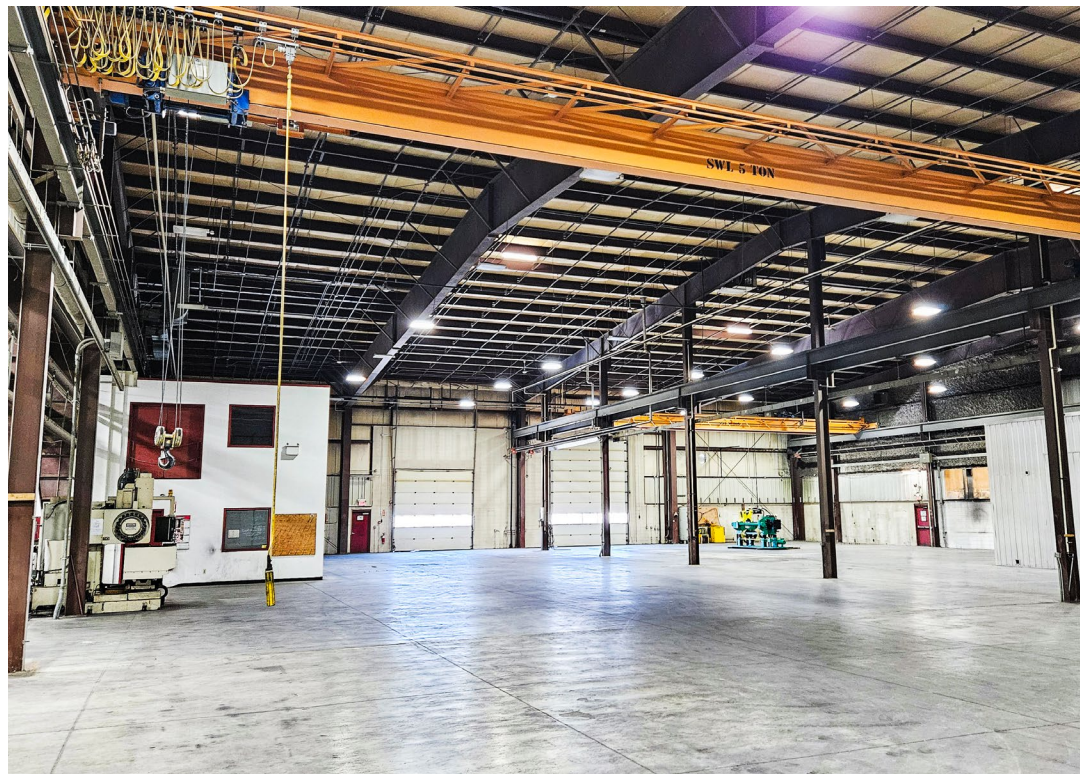
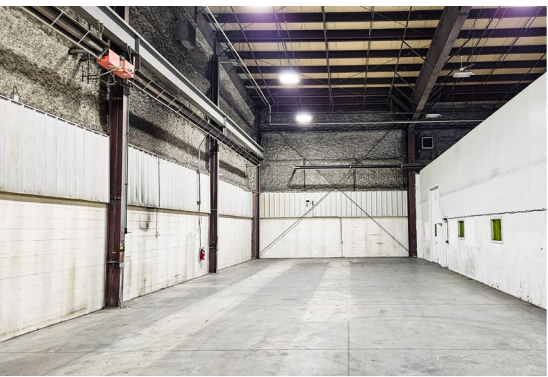
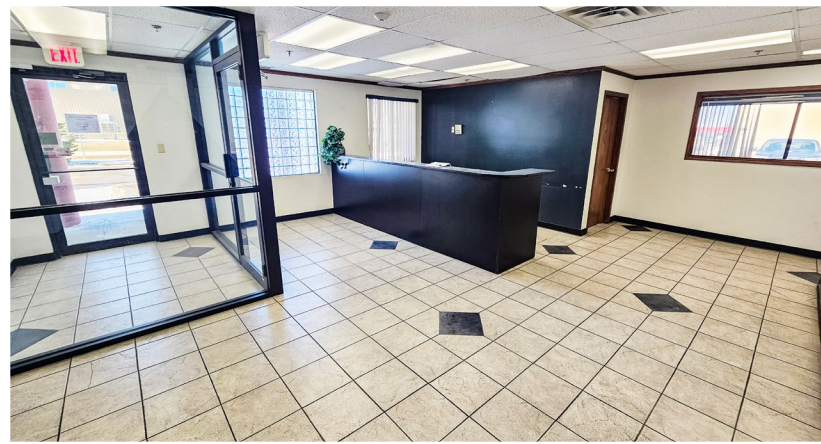
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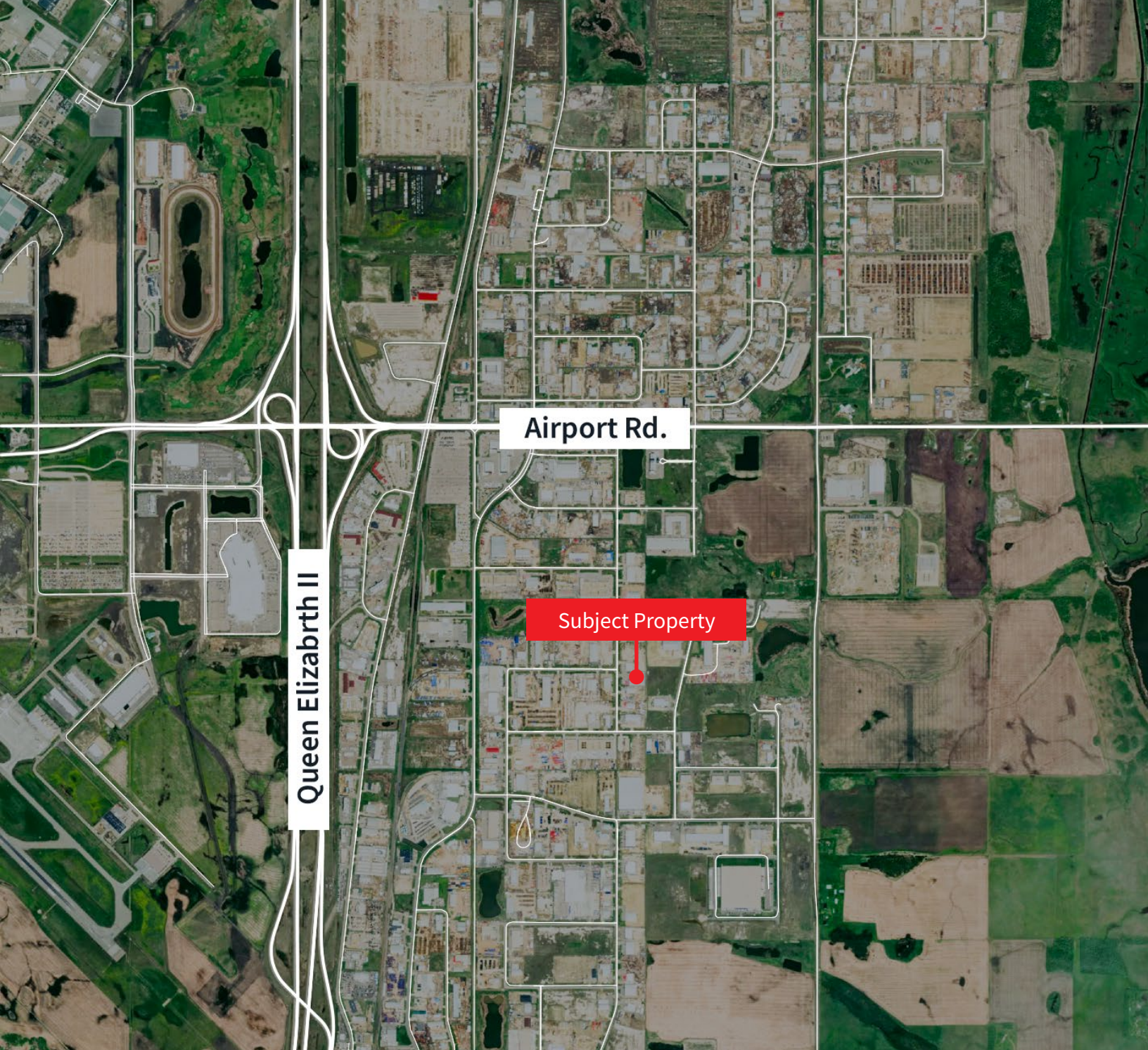


Property Details

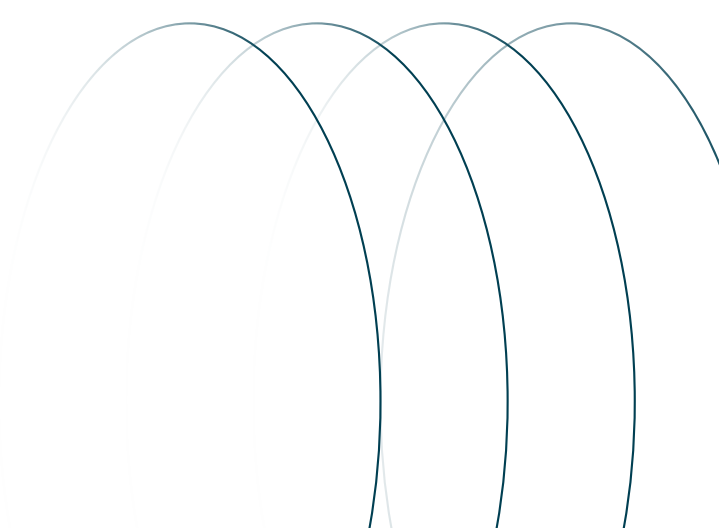
Municipal Address	7609 39 Street, Leduc	Grade Loading	(1) 14' x 14' & (1) 14' x 20'
Legal Description	Plan: 0524392; Block: 7; Lot: 11	Cranes	(3) 5-Ton & (1) 10-ton bridge cranes
Zoning	IM - Medium Industrial	Internet	Fibre optics
Building Size	Warehouse: ±37,350 SF Office: ±3,000 SF Total: ±40,350 SF	Yard	Paved
Site Size	2.02 Acres	Property Tax (2024)	\$102,908.46
Site Coverage Ratio	46%	Sale Price	\$5,950,000.00
Year Built	2006	Sale Price (PSF)	\$147.46
Construction	Insulated Metal Panel	Occupancy	Immediate
Column Grid	Varies (see floor plan)	Comments	6" Reinforced floor Dual compartment sumps Change rooms and locker rooms
Building Depth	170'		
Power	400 KW at 480 V (TBC)		
Ceiling Height	20' - 30'		
Heating	Radiant overhead heating in shop Forced air in office with A/C		
Lighting	LED		
Sprinklered	Yes		







This customized fabrication and manufacturing shop is ideal for any business seeking open, functional shop space with wide column spans, heavy power, and operational efficiency.



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