



#206/214 7609 Sparrow Drive, Leduc

## Leduc Industrial Bays



### PROPERTY DETAILS

Address:	#206/214, 7609 Sparrow Drive, Leduc
Legal:	Plan 2020858, Units 20/25
Zoning:	Light Industrial (IL)
Year Built:	2019
Total Combined Size:	4,300 SF (+/-)
Unit 206:	1,750 SF (+/-)
Unit 214:	2,550 SF (+/-)
Possession:	Immediate
Condo Fees:	\$450.00 / Month TBC
Property Taxes:	\$780.00 / Month TBC
Sale Price:	\$775,000.00
Lease Rate:	\$14.50 SF
Op Costs:	\$4.75 SF (est.)



### PROPERTY HIGHLIGHTS

- Owner/user opportunity
- Located in the heart of Leduc Business Park
- Fully paved marshalling area
- A/C in shop
- Buildout includes reception, offices, kitchenette and staff room
- Full kitchen including oven, fridge and dishwasher
- Motorized grade loading in both bays
- Sprinklered



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 **PROPERTY  
FEATURES**

#206/214, 7609 Sparrow Drive, Leduc

Property features:



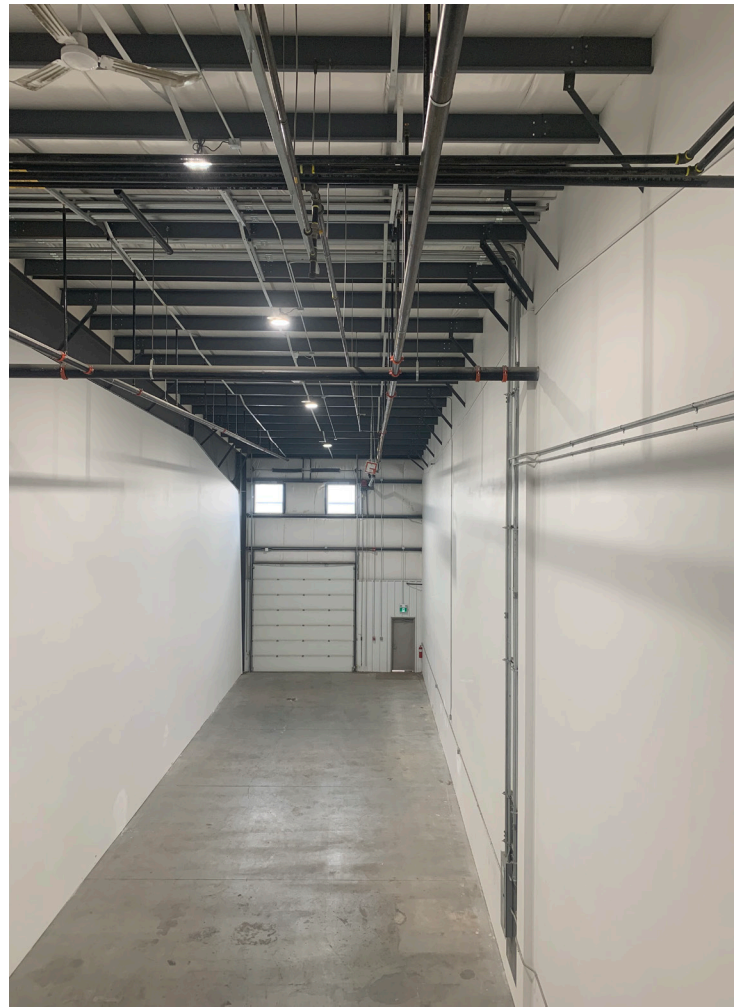
Property overview



Grade loading



Staff area / kitchen

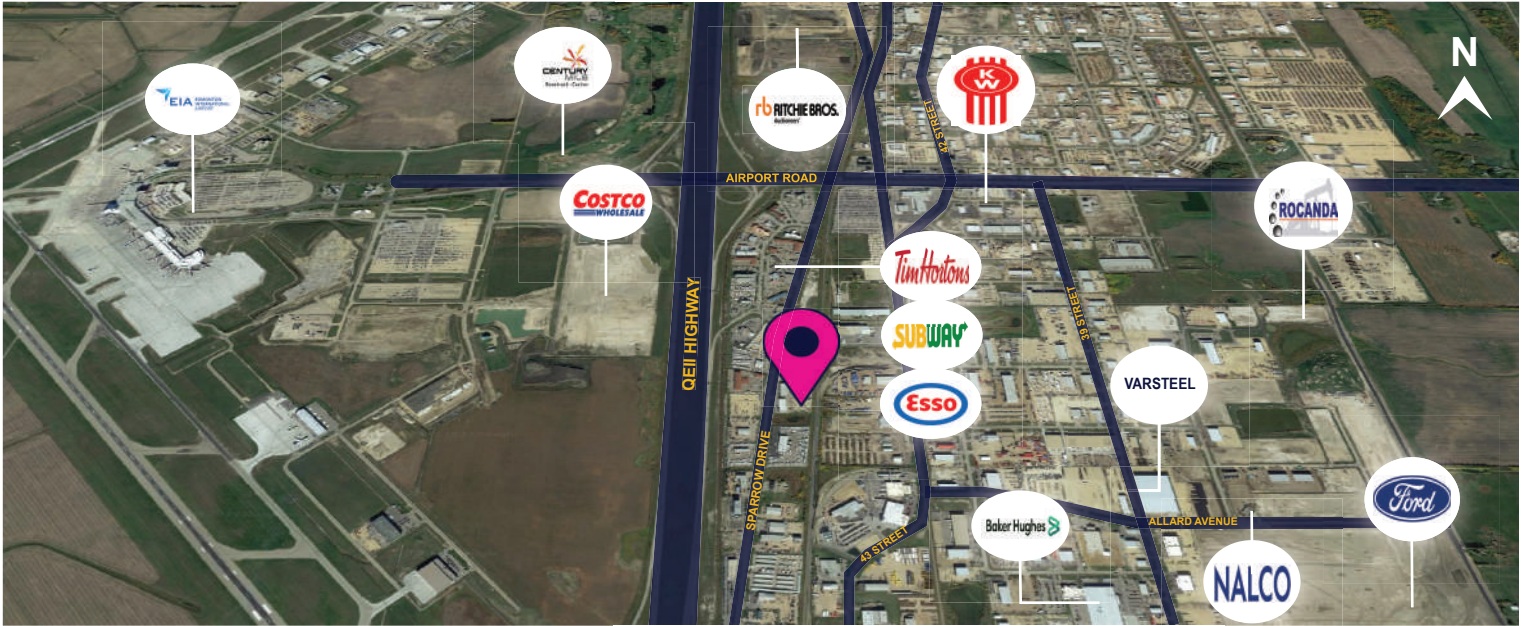


Bay interior

# PROPERTY LOCATION

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## Neighbourhood features:



- Excellent access to major highways including Queen Elizabeth II Highway, Sparrow Drive, 43 Street and 65 Avenue
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont, Nisku and Edmonton

## PROPERTY SPECIFICATIONS

Heat:	Radiant + Ceiling fan
Power:	120/208 V / 100 AMP / 3 Phase TBC
Lighting:	LED
Loading:	12' x 14' Motorized Grade Door / Bay
Ceiling Height:	29'
A/C:	Yes in shop
Floor Drains:	Yes
Sprinklered:	Yes



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