



Colliers

For Lease

±8,750 SF Industrial Warehouse Bay with Dock and Grade Loading

Located in the Leduc Business Park, this opportunity features one (1) grade and one (1) dock loading bays, and excellent access to the Queen Elizabeth II Highway.

3903 75 Avenue, Leduc, Alberta

Paul Belter

Vice President
+1 780 969 3021
paul.belter@colliers.com

Andres Mateluna

Associate Vice President
+1 780 940 2894
andres.mateluna@colliers.com

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Property Profile

Asking Rate

\$10.50 PSF

Operating Costs

\$3.54 PSF

Internet Connection

Fibre Optic Available

Zoning

Medium Industrial (IM)

Year Built

2008

Ceiling Height

24'

Legal Description

Plan 1922941, Block 10,

Lot 29

Availability

Immediate

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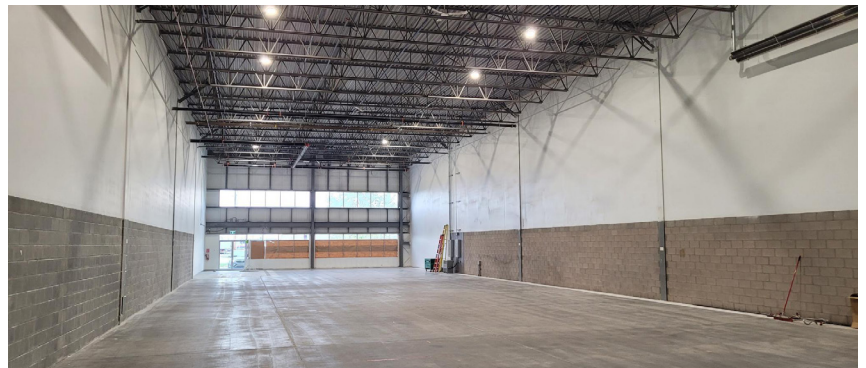
The Opportunity

This industrial bay features one (1) 16'x18' grade loading bay with a dual compartment sump and one (1) 8'x10' dock loading bay. The bay currently is not built out which provides a great opportunity for various warehousing needs. Piles are in place to support a ten (10) ton crane.

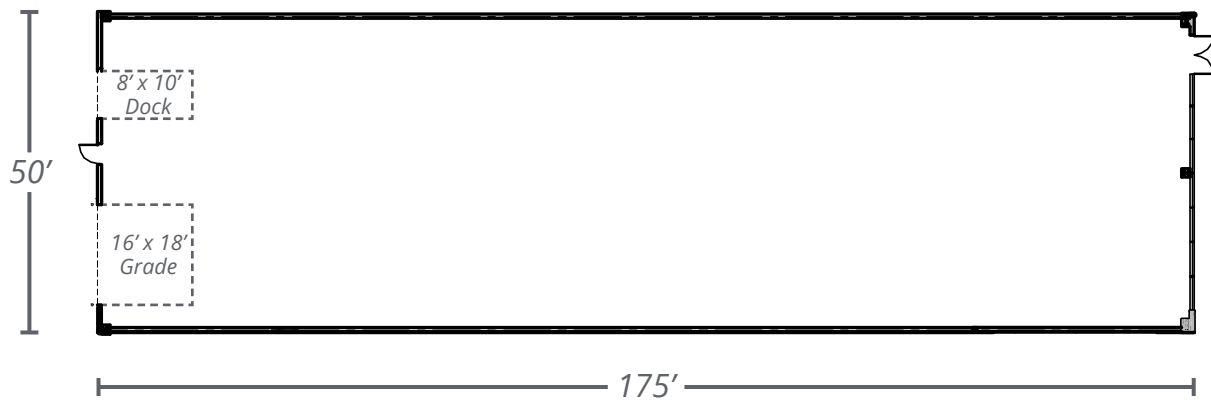


The location

This property is located in the Leduc Business Park and benefits by being within a close proximity to the Queen Elizabeth II Highway and is accessible to many retail amenities in under 5 minutes. The Queen Elizabeth II Highway is only 3.5 kms (2 mins), downtown Leduc is 5 km (8 mins), and Edmonton is 17 km (13 mins) away from the premises.



Floor Plan & Available Space



3903 75 Avenue, Bay 104

Total Area	8,750 SF
Loading	1 - 8' x 10' Dock Door 1 - 16' x 18' Grade Door (Dual compartment sump at the grade door)
Cranes	Piles in place to support a 10 - ton crane
HVAC	Radiant Tube Heaters throughout warehouse
Power	200 Amp / 600 Volt
Lighting	LED/T5
Bay Dimensions	50' x 175'



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