



#101 7609 42 Street, Leduc

Industrial Bay w/ 5T Crane

PROPERTY DETAILS

Address:	#101 7609 42 Street, Leduc
Legal:	Plan 0725902 Block 9 Lot 22
Zoning:	IM (Medium Industrial)
Total Size:	5,500 SF (+/-)
Base Rent:	\$19.25 SF
Op Costs:	\$4.50 SF (TBC)
Available:	Immediately

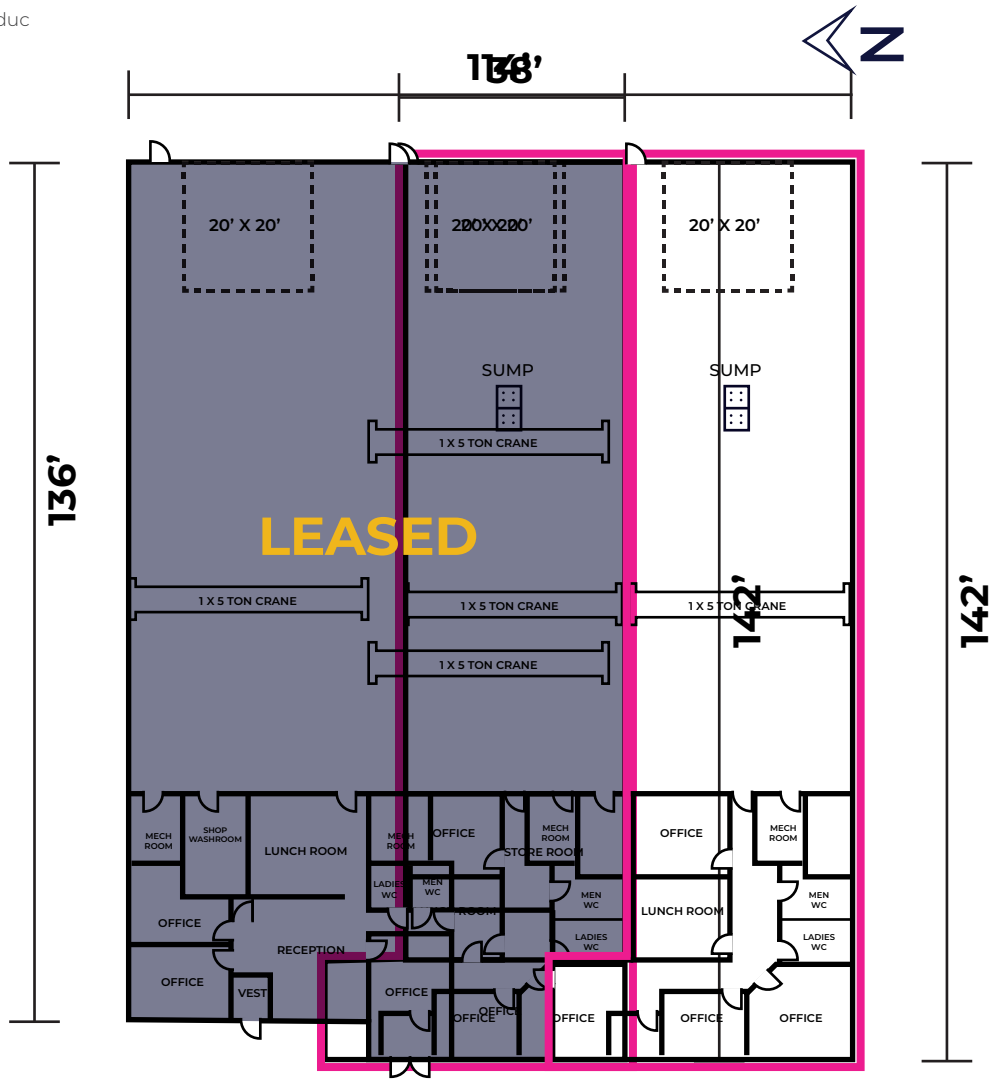
PROPERTY HIGHLIGHTS

- Industrial Bay with offices
- 3 Private offices + reception area and kitchen
- 1 x 5 Ton crane
- Oversize grade loading door (20')
- Neat condition: ideal for many industrial users
- Large marshalling area with storage yard



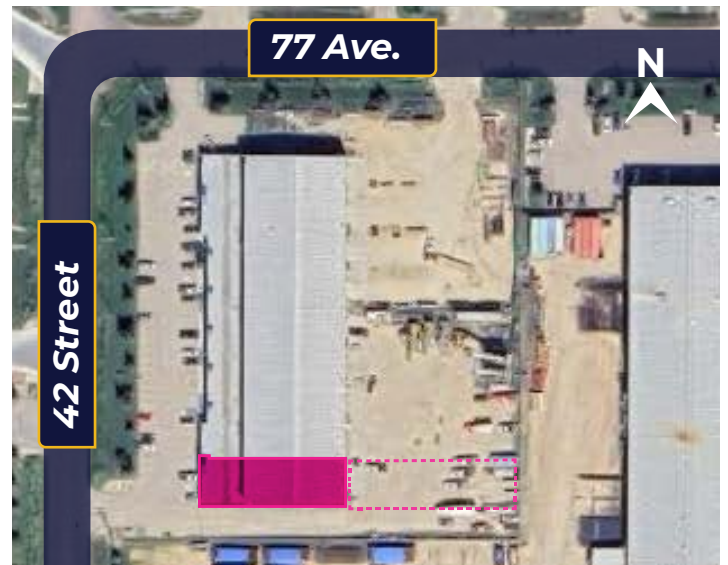
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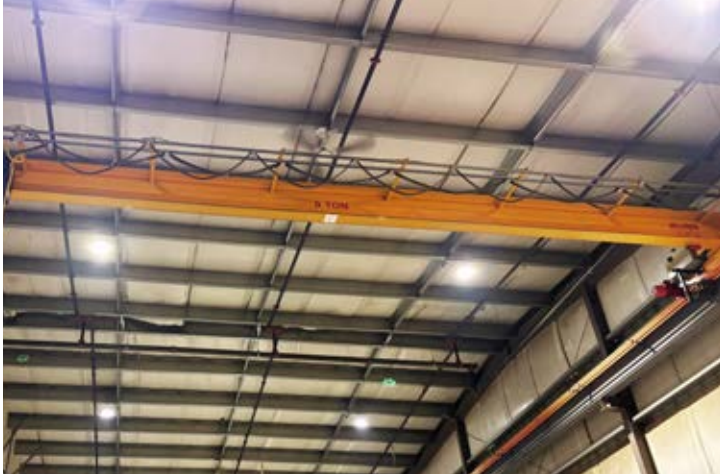
PROPERTY DETAILS

Yard:	Yes / Compound
Heat:	In-Floor
A/C:	Yes / In Office
Power:	600 v / 200 Amp / 3 Phase – TBC by Tenant
Loading:	1 x 20' x 20' Loading Grade Door
Sump:	Yes
Ceiling Height:	24' Clear
Crane:	1 x 5 Ton
Underhook Height:	18' (TBC)



Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise. **Property details** provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details—should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.

Property features:



1 x 5 Ton Crane



18' Underhook Height



Neat Condition



1 x 20' x 20' Loading Grade Door



Reception Area



Private Offices



NEIGHBORHOOD HIGHLIGHTS

- **Prime Location in Leduc Business Park:** Situated in a well-established industrial hub with easy access to major routes.
- **Access to Major Highways:** Quick access to Highway 2, Highway 39, and the QEII Highway, connecting to Edmonton, Nisku, and other major Alberta regions.
- **Growing Industrial and Commercial Area:** Surrounded by a diverse range of businesses, making it ideal for manufacturing, logistics, and warehousing.
- **Nearby Amenities:** Close to hotels, restaurants, and service stations, providing convenience for employees and business operations.
- **Proximity to Leduc Downtown:** Offers easy access to local shopping centers, dining, and service-based businesses.



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