



7701 & 7703 39 Street, Leduc

Leduc Industrial Investment / Owner-User



## PROPERTY DETAILS

Address:	7701 & 7703 39 Street, Leduc
Legal:	Plan 0724784, Block 7, Lot 9A & 10A
Zoning:	IM (Medium Industrial)
Site Size:	4.03 Acres (+/-)
Building Size:	15,400 SF (+/-)
Shop Size:	8,800 SF (+/-)
Office Main:	3,300 SF (+/-)
Office Second:	3,300 SF (+/-)
Property Taxes:	\$69,852.57 (2026 estimate)
Sale Price:	\$5,900,000.00



## PROPERTY HIGHLIGHTS

- Leduc Business Park Industrial Investment
- Freestanding Trucking Facility with Tenant in Place
- Property on 2 Titles (1.24 and 2.79 Acres)
- Secure, Heavily Compacted Gravel Yard
- Low Site Coverage
- Opportunity for Investor or Owner-User
- Lease in place until July 31, 2027



**VIRTUAL TOUR**

**\* CONTACT AGENT FOR DETAILS**



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# PROPERTY DETAILS

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## Property features:



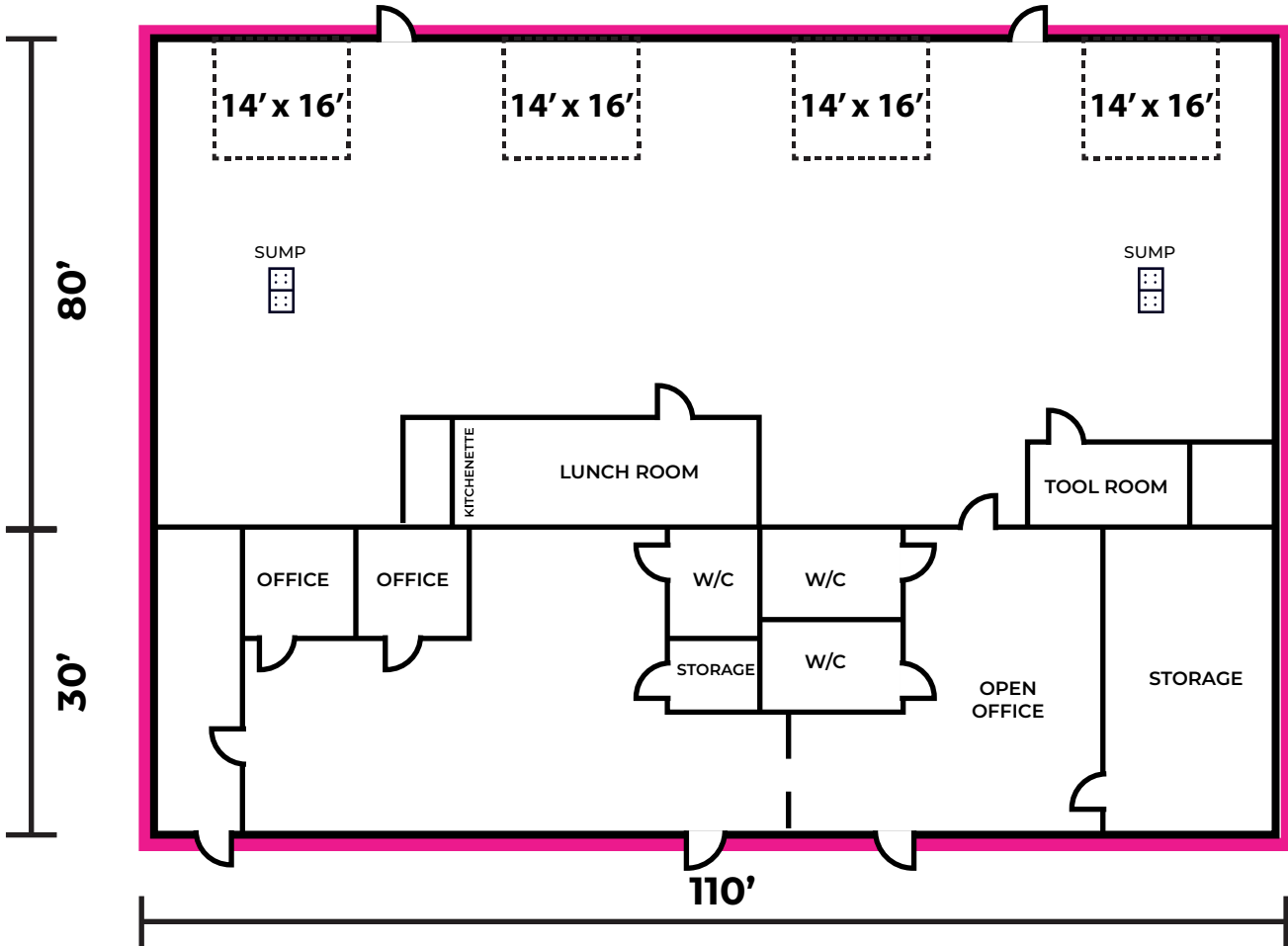
# PROPERTY DETAILS

Site Coverage Ratio:	6.89%
Year Built:	2006
Construction Type:	Pre-engineered steel
Yard:	Compact gravel yard with gated access & lighting
Heat:	Radiant in Shop Furnace with A/C in Office
Floor:	Concrete slab on grade in shop (TBV)
Power:	400 amp, 120/208 volt, 3 phase (TBV by purchaser)
Loading:	4 x 14' x 16' Grade Doors
Ceiling Height:	21'4" Under beam
Sumps:	2
Internet:	Telus Fibre (TBC)

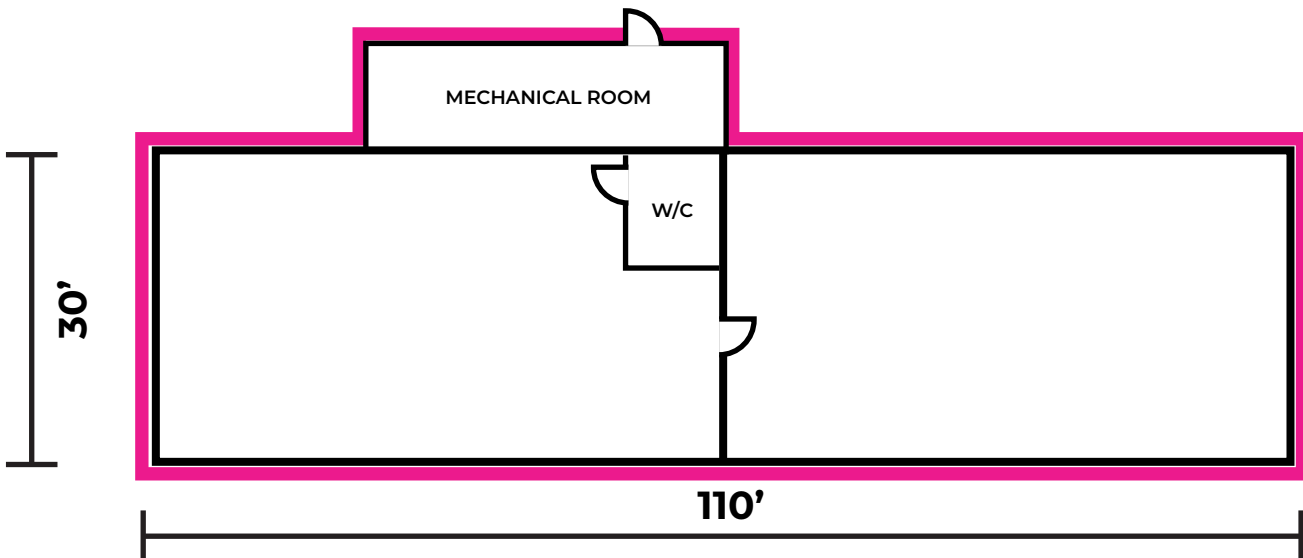




**MAIN FLOOR PLAN**

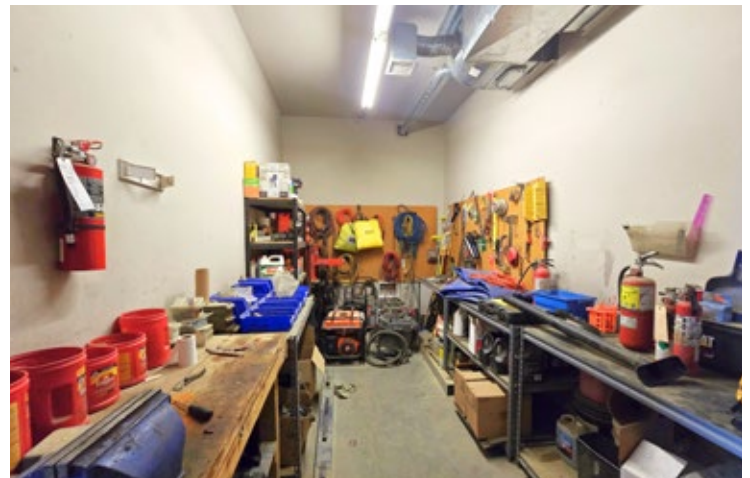
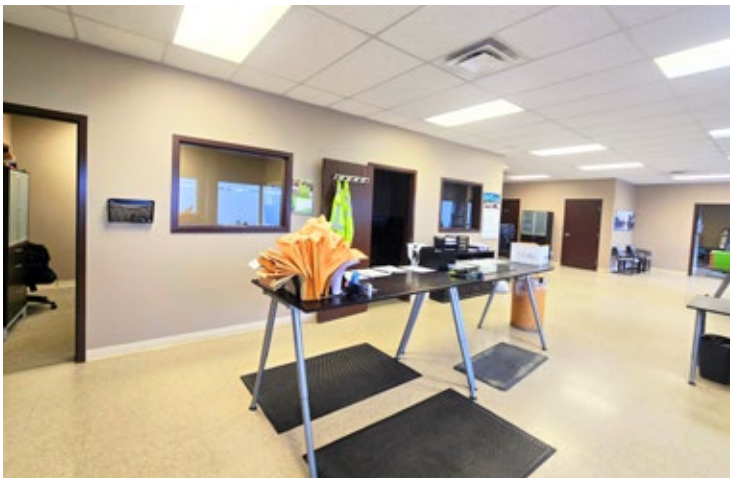


**SECOND FLOOR PLAN**

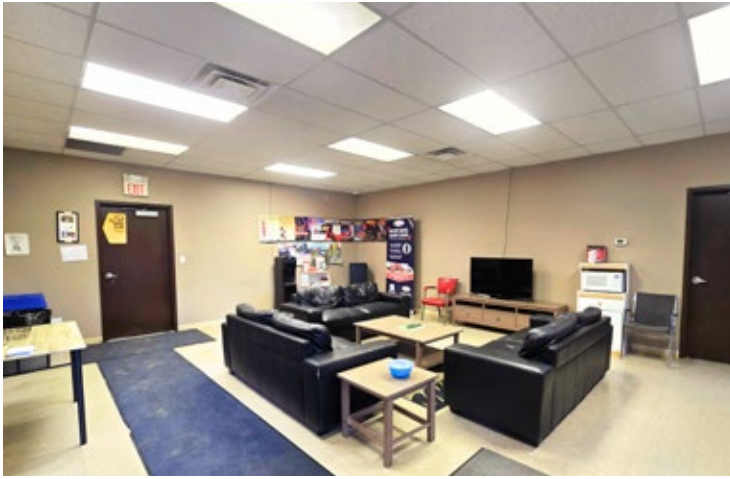


**Disclaimer:** This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise. **Property details** provided are for general informational purposes only and may be subject to change without 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:



Property features:



Neighbourhood features:



**NEIGHBORHOOD HIGHLIGHTS**

- Excellent access to major highways including Highway 625, Highway 19, Queen Elizabeth II Highway, Sparrow Drive, Airport Road and Nisku Spine Road (9 Street)
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont and Edmonton Neighbouring businesses include Tadano America Corporation, Vulcraft, TNT Crane & Rigging, Welltec Canada Inc. and Ford Motor Company Canada Edmonton PDC



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