

FOR LEASE

LEDUC INDUSTRIAL CONDO

#114, 5512 - 45 Street, Leduc, AB



1 INDUSTRIAL BAY REMAINING!

HIGHLIGHTS

- 1,375 sq ft ± industrial bay
- 12' x 14' grade loading door
- Dual compartment sumps and exhaust fans
- Shared yard with secure fencing, gated access and gravel surface
- Excellent access from 45 Street, 65 Avenue & QE II

ERIC STANG

Partner, Associate

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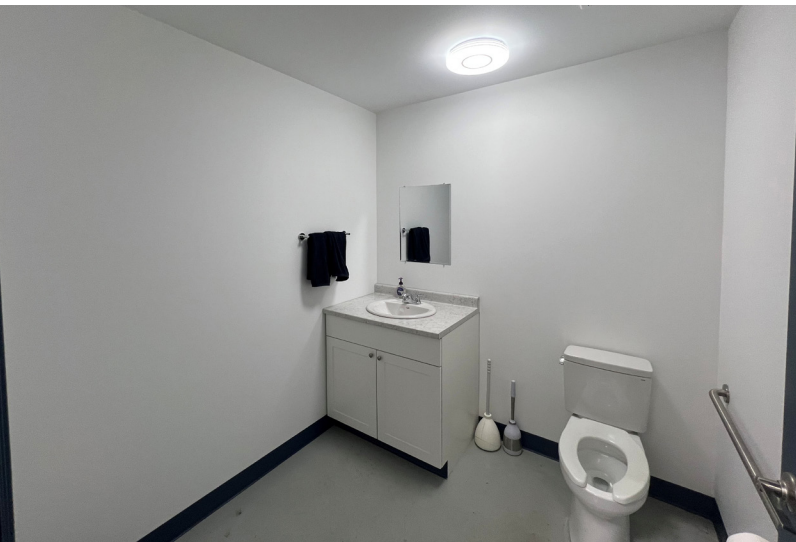


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REALTY™**

T 780.448.0800 **F** 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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For Lease | Leduc Industrial Condo, #114, 5512 45 Street, Leduc, AB



Property Details & Financials

MUNICIPAL ADDRESS #114, 5512 - 45 Street, Leduc, AB

LEGAL DESCRIPTION Condo Plan: 2022915
Unit: 6

ZONING IL ([Light Industrial](#))

AREA 1,375 sq ft ±

GRADE LOADING 12' x 14'

CEILING HEIGHT 20' clear

HEATING Radiant

SUMPS Dual compartment

LIGHTING T8

POWER 277/480 Volt, 120/208 Volt,
100 Amp, 3 Phase

SPRINKLERED Yes

LEASE RATE **\$14.50/sq ft**

OP COSTS \$4.00/sq ft (2026)

POSSESSION Immediate

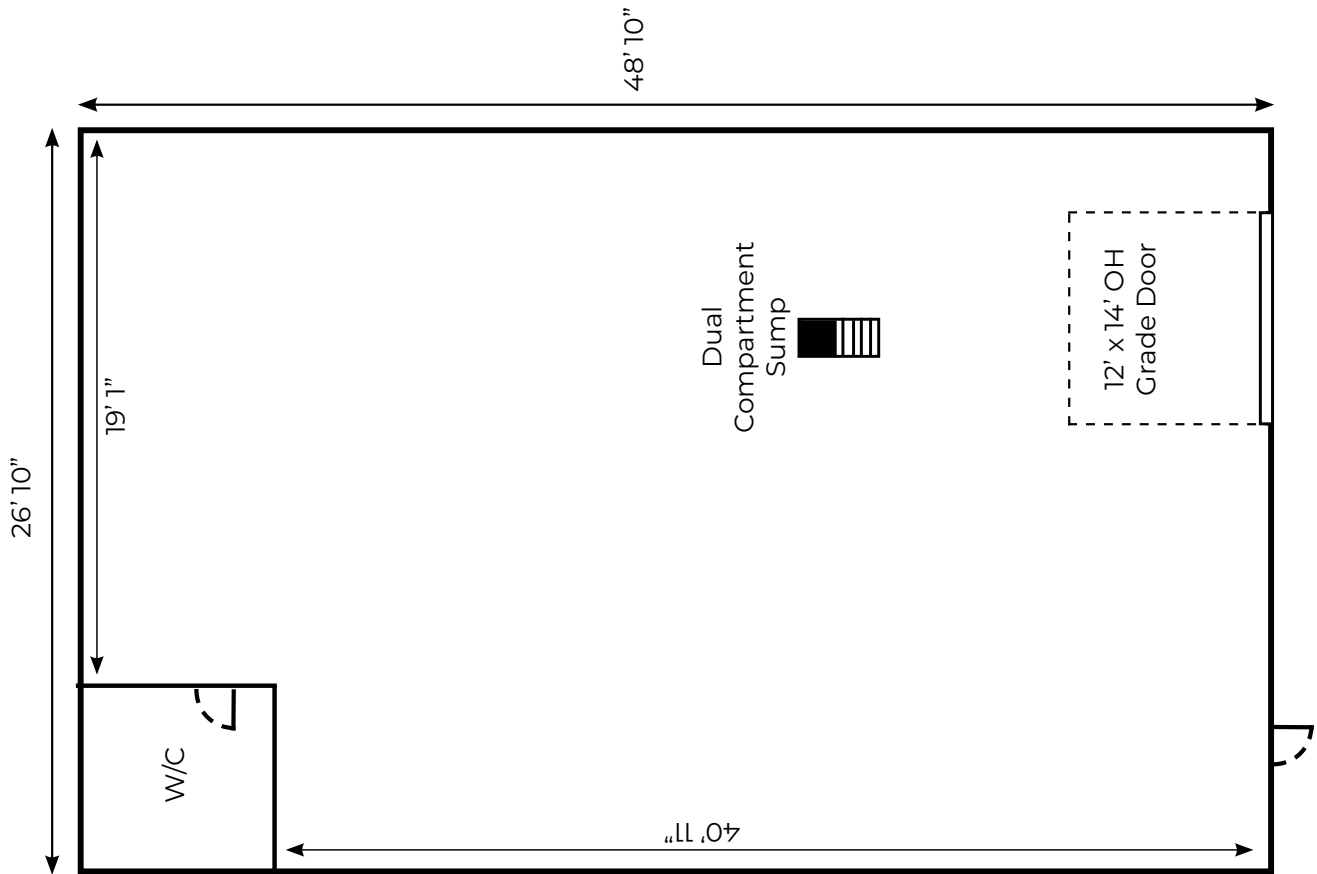


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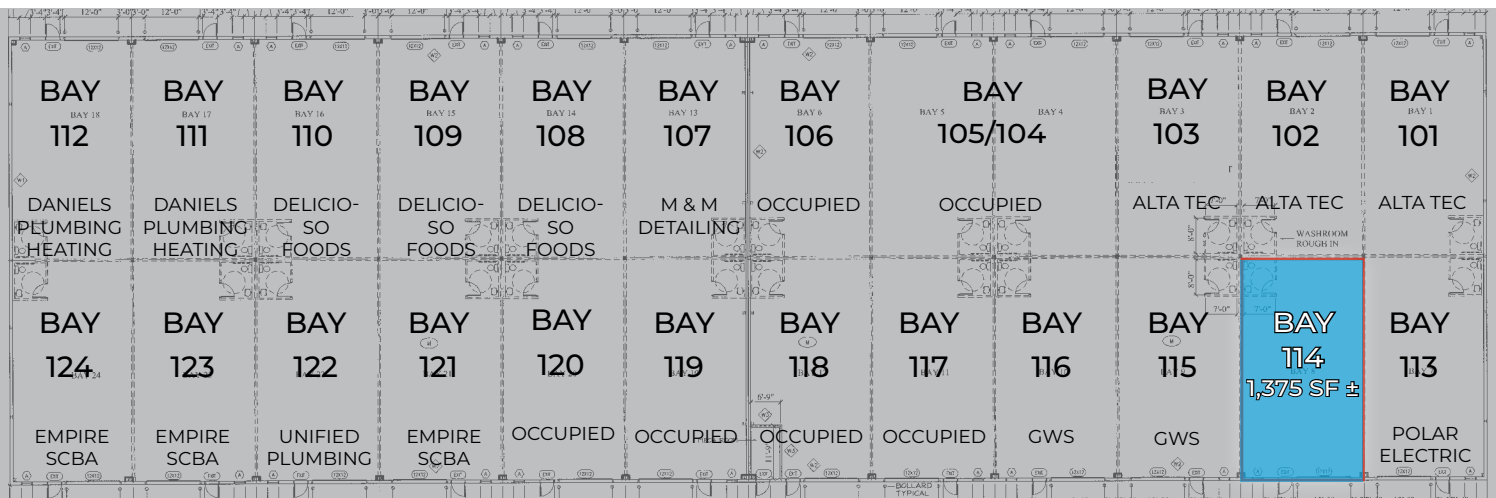
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Floor Plan



***Interior measurements Renderings Not to Scale*

Site Plan



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CONTACT OUR TEAM:



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