



3902 75 Avenue, Leduc

13,950 SF on 5.09 ACRES (+/-)



PROPERTY DETAILS

Address:	3902 75 Avenue, Leduc
Legal:	Plan 0829920, Block 9, Lot 23
Zoning:	IM (Medium Industrial)
Lot Size:	5.09 Acres (+/-)
Building Size:	13,950 SF (+/-)
Shop Size:	11,550 SF (+/-)
Office Size:	2,400 SF (+/-)
Mezzanine Size:	1,345 SF (+/-)
Property Taxes:	\$55,791.00 (2025)
Sale Price:	\$5,100,000.00



PROPERTY HIGHLIGHTS

- Excellent Leduc Business Park service facility
- 110' Drive-through wash bay + 110' drive-through bay, and 3 x 78' drive-in bays
- Multiple trench drains
- Make-Up Air & Exhaust fans
- Heavily compacted gravel yard with 3 x rolling gates
- Very low site coverage
- Three secure access points to yard from 75 Ave and 39 Street
- Ideal Site for a variety of industrial uses



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INTERIOR HIGHLIGHTS

3902 75 Avenue, Leduc

Property features:



SUMP



HEAT



LOADING



YARD

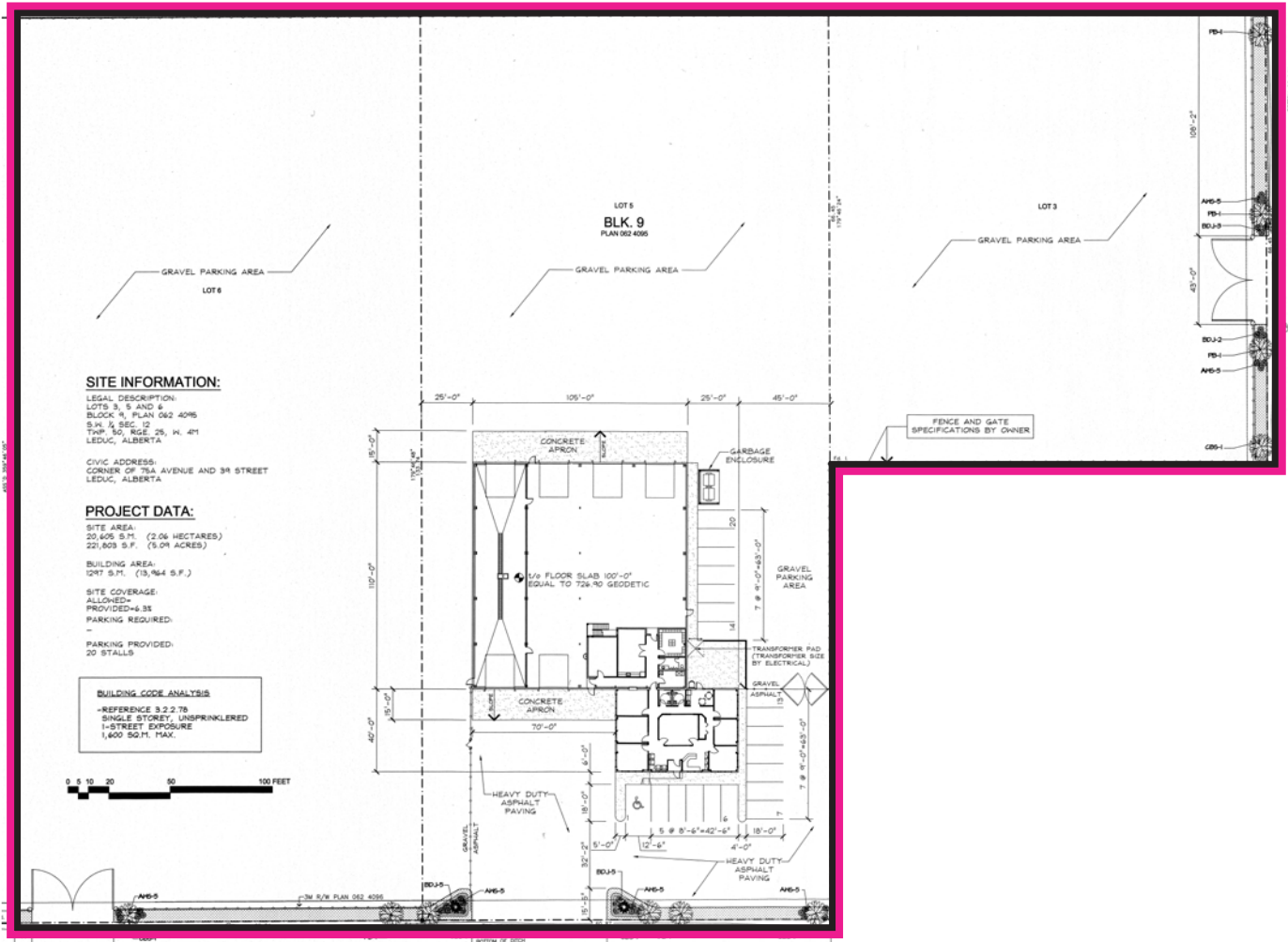


Year Built:	2008
Construction Type:	Pre-engineered steel
Yard:	Fenced & gated, compact gravel with 2 access points
Heat:	Radiant in shop RTU & Furnace w/ A/C in office
Floor:	8" concrete slab on grade in shop
Loading:	6 x 14' x 16' auto grade doors including 2 x drive-through bays with 1 wash bay
Sump:	Yes
Trench Drains:	Yes - 3

Pressure Washer:	Magikist
Air Lines:	Yes
Compressor:	Yes
Crane:	Jib crane capable
Makeup Air:	Yes
Exhaust Fans:	Yes
Lighting:	LED in shop, Fluorescent in office
Ceiling Height:	22'
Power:	800 amp, 120/208 volt, 3 phase (TBV)
Internet:	Telus Fibre
Overhead Exhaust Removal System:	Yes - 4



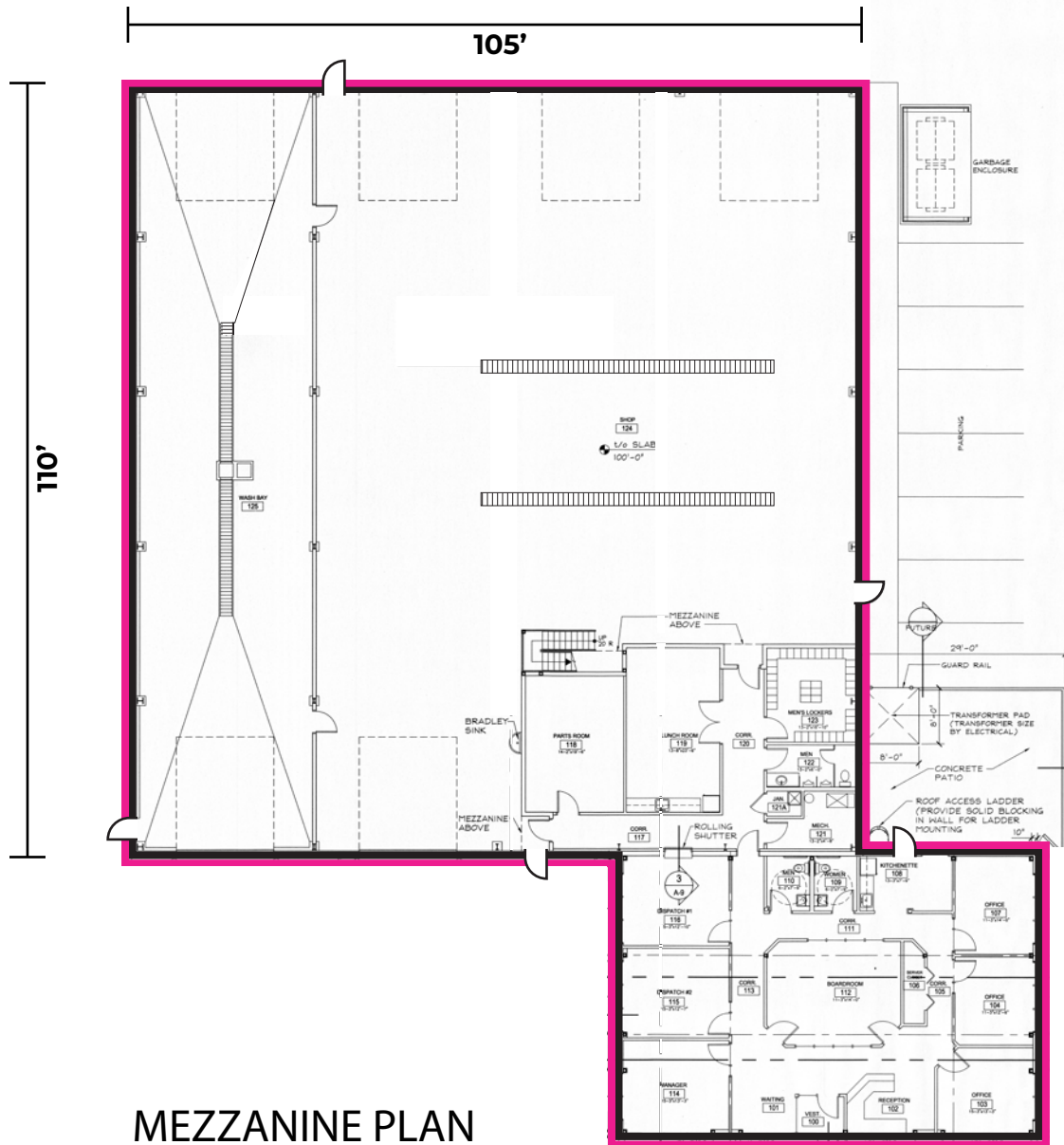
SITE PLAN



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.



MAIN FLOOR PLAN



Property features:



Reception



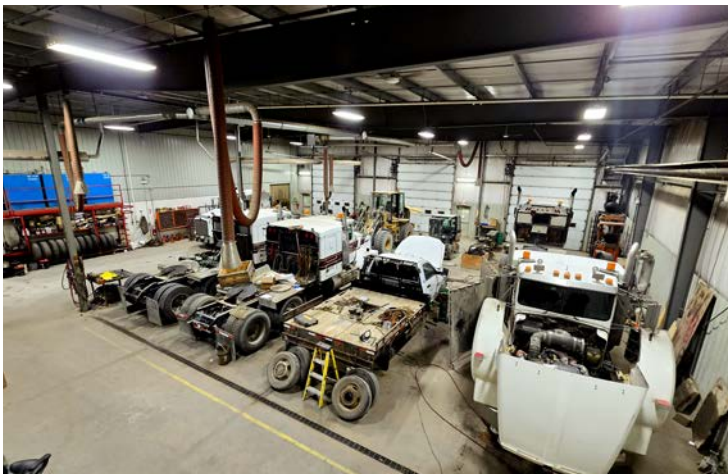
6 Offices, Boardroom & Kitchenette



Shop Lunchroom



2 x 110' Drive-Through Bays including Wash Bay +
3 x 78' Drive-In Bays



6 x 14' x 16' Grade Loading Doors



110' Wash Bay

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 & Race-track, 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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