



HIGH EXPOSURE
TO HIGHWAY II

FOR SALE OR LEASE

REDUCED PRICE!
NOW LISTED AT
\$180 PSF

INDUSTRIAL WAREHOUSE ON 3 ACRES

7123 SPARROW DRIVE | LEDUC, ALBERTA

Situated on ± 3 acres of fully fenced and gravelled yard, the building offers a total leasable area of $\pm 18,750$ square feet with a low site coverage of 11%. Ideally located on Sparrow Drive, with excellent exposure to Highway II and easy access to other major arteries.

The main floor offers $\pm 15,000$ square feet with $\pm 3,750$ square feet built out as office space and includes a reception/lobby area, private offices, washrooms, gym and storage. The fully developed mezzanine of $\pm 3,750$ square feet has additional private offices, boardroom and a lunch room.

The warehouse space offers grade loading with nine 16'w x 14'h overhead doors, 600 amp/480 volt/3 phase power, small jib crane and a 20' clear ceiling height.

Available reports include a clean Phase II Environmental and an insurance appraisal.

Darren Hildebrand, Associate
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www.rcedm.ca

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SALE PRICE: ~~\$3,656,250~~
NOW LISTED AT \$3,375,000
LEASE RATE: \$13 PSF + OP COSTS



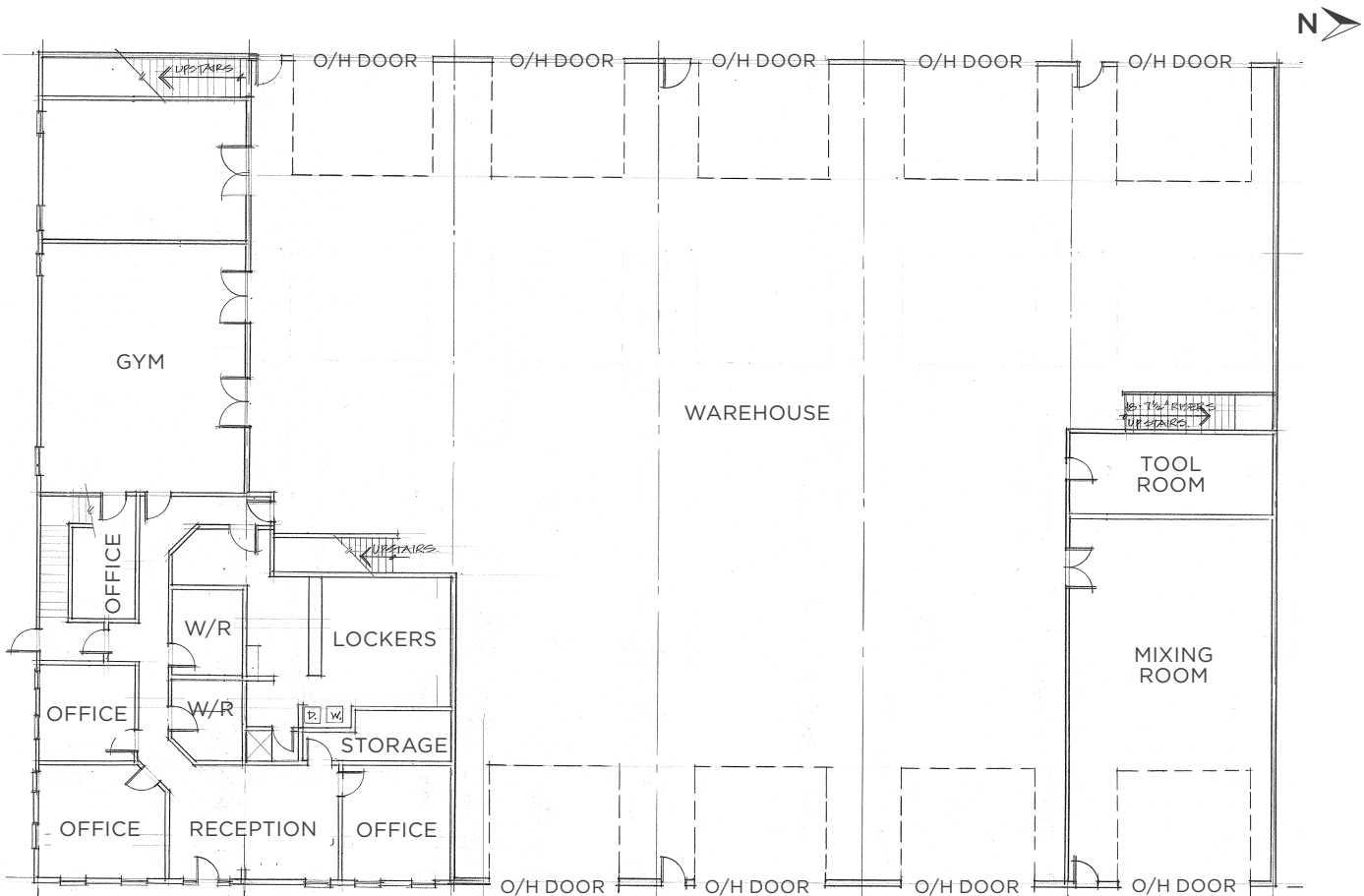
PROPERTY DETAILS

MUNICIPAL	7123 SPARROW DRIVE LEDUC ALBERTA
LEGAL	PLAN 9724207, LOT 13A
ZONING	IBL - BUSINESS LIGHT INDUSTRIAL
BUILDING SIZE	MAIN FLOOR ± 15,000 SF MEZZANINE ± 3,750 SF TOTAL ± 18,750 SF
LAND SIZE	± 3 ACRES
POWER	600 AMP 480 VOLT 3 PHASE (TO BE CONFIRMED)
LOADING	(9) 16'W X 14'H GRADE OVERHEAD 4 IN FRONT, 5 IN REAR
CEILING HEIGHT	20' CLEAR
CRANE	(1) SMALL JIB
HEATING	RADIANT IN WAREHOUSE FORCED AIR IN OFFICE
TAXES	\$36,922 (2022 ACTUAL)
YEAR BUILT	2000

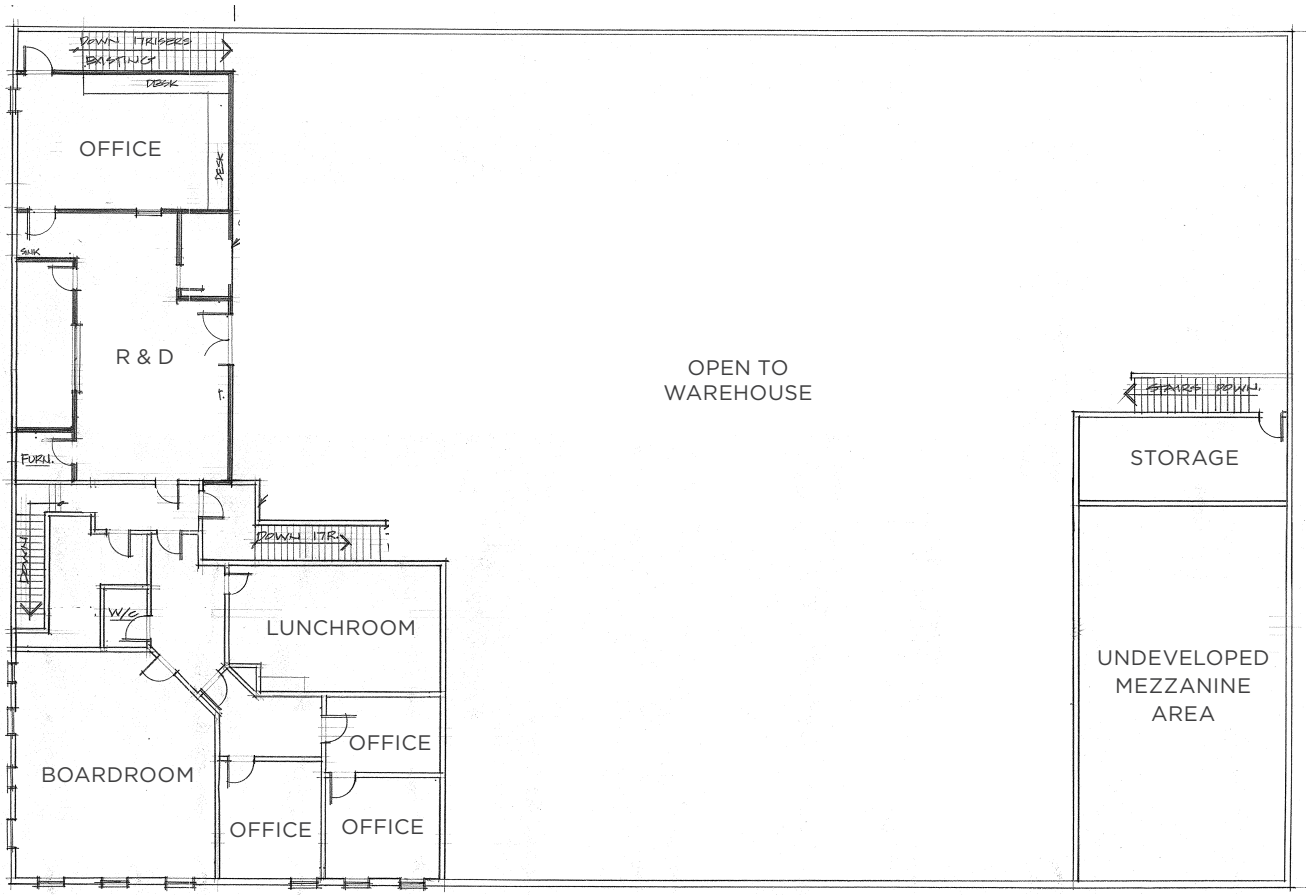


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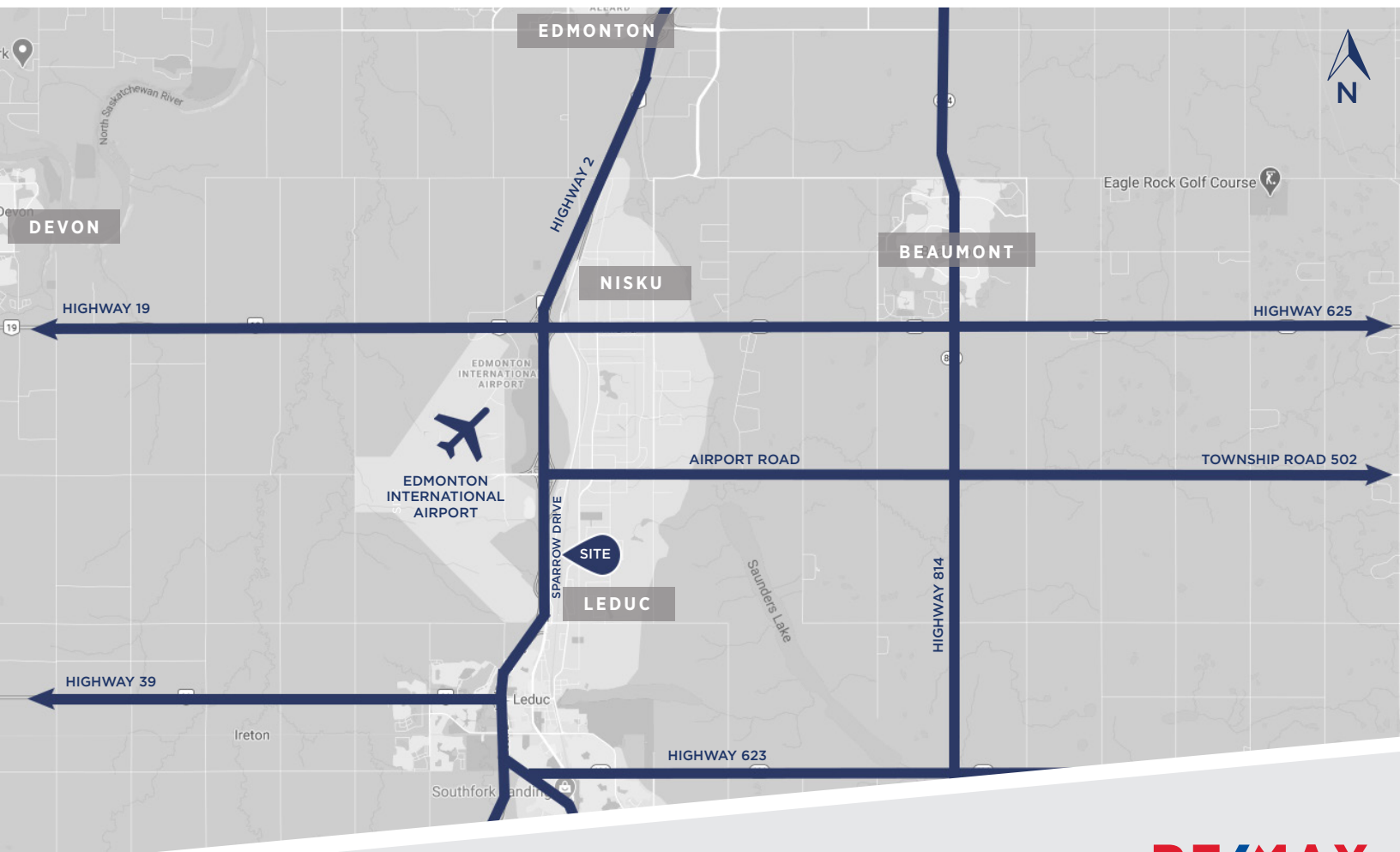
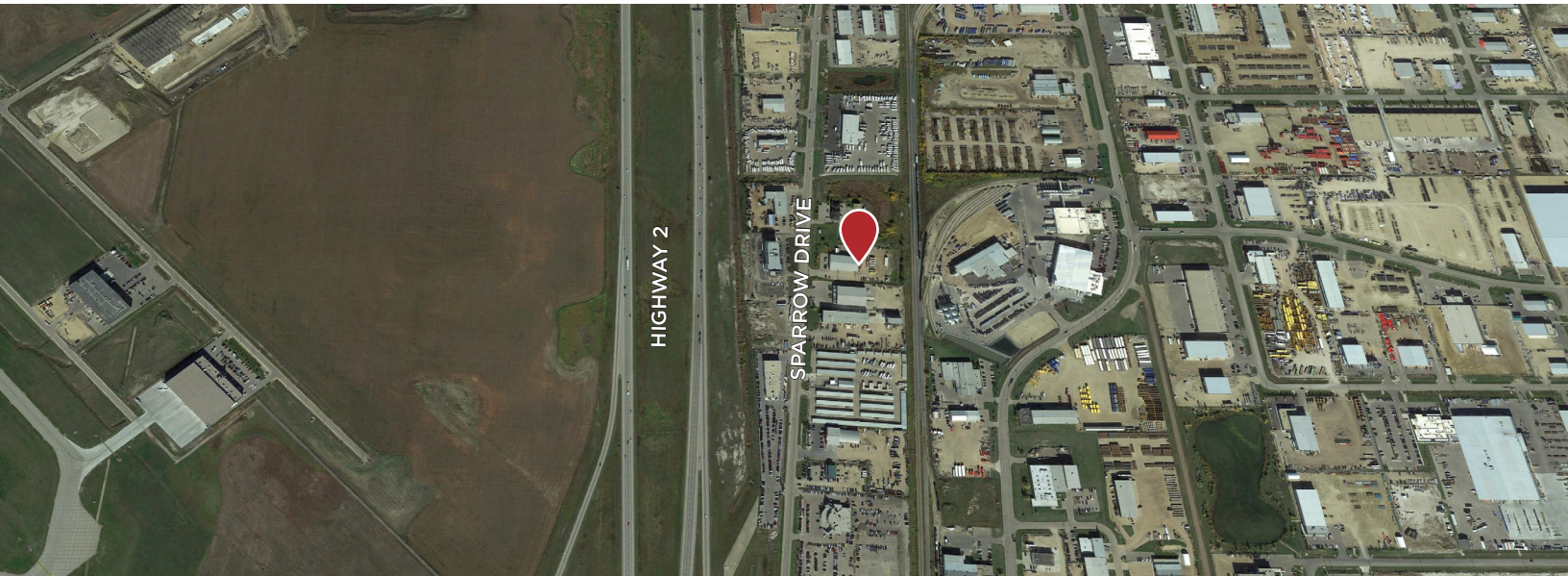
MAIN FLOOR PLAN



SECOND FLOOR PLAN



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CONTACT

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.

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