

FOR SUB-LEASE

MJP 39 INDUSTRIAL SHOP & YARD

104 & 105, 8009 - 39 Street, Leduc, Alberta



HIGHLIGHTS

- 7,020 sq ft ± industrial shop with small fenced and gated storage yard in Leduc, AB
- Shop has 23'3" ± clear ceilings, and two 16' x 16' grade level overhead loading doors, sumps, radiant heating and two services of 200 Amps (TBC)
- For Sublease: \$10.25/sq ft (net)

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For Sub-Lease | 104 & 105, 8009 - 39 Street, Leduc, Alberta



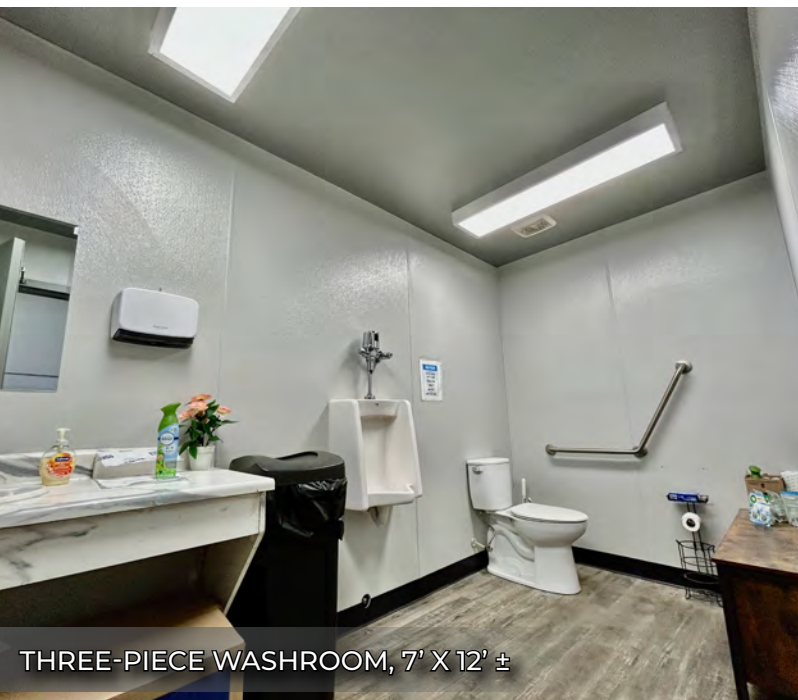
ENERGIZED OVERHEAD DOOR OPERATOR



TWO 16 FT X 16 FT, GRADE LEVEL OVERHEAD DOORS, ONE ENERGIZED

Property Details & Financials

MUNICIPAL ADDRESS	104 & 105, 8009 - 39 Street, Leduc, Alberta
LEGAL DESCRIPTION	Plan: 0424226, Block: 7, Lot: 4
ZONING	IM (Medium Industrial)
PROPERTY TYPE	Shop and Yard
BUILDING SIZE	7,020 sq ft ±
CONSTRUCTION TYPE	Steel frame and metal clad
YARD IMPROVEMENTS	Fenced, gated and graveled
SIGNAGE	Facade
POWER	200 amp, 3 phase, 120/208 volts per bay (TBC)
INTERNET	Telus Fibre (TBC)
NET RENT	\$10.25/sq ft
OP COSTS	\$5.25/sq ft (YE 2025)
SUB-LEASE TERM	July 31, 2028
POSSESSION	April 1, 2026



THREE-PIECE WASHROOM, 7' X 12' ±



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RADIANT HEAT, HIGH-BAY LED LIGHTS, FREE SPAN SHOP



TWO, 2-STAGE SUMPS, 120FT X 58FT FREE SPAN WORK AREA

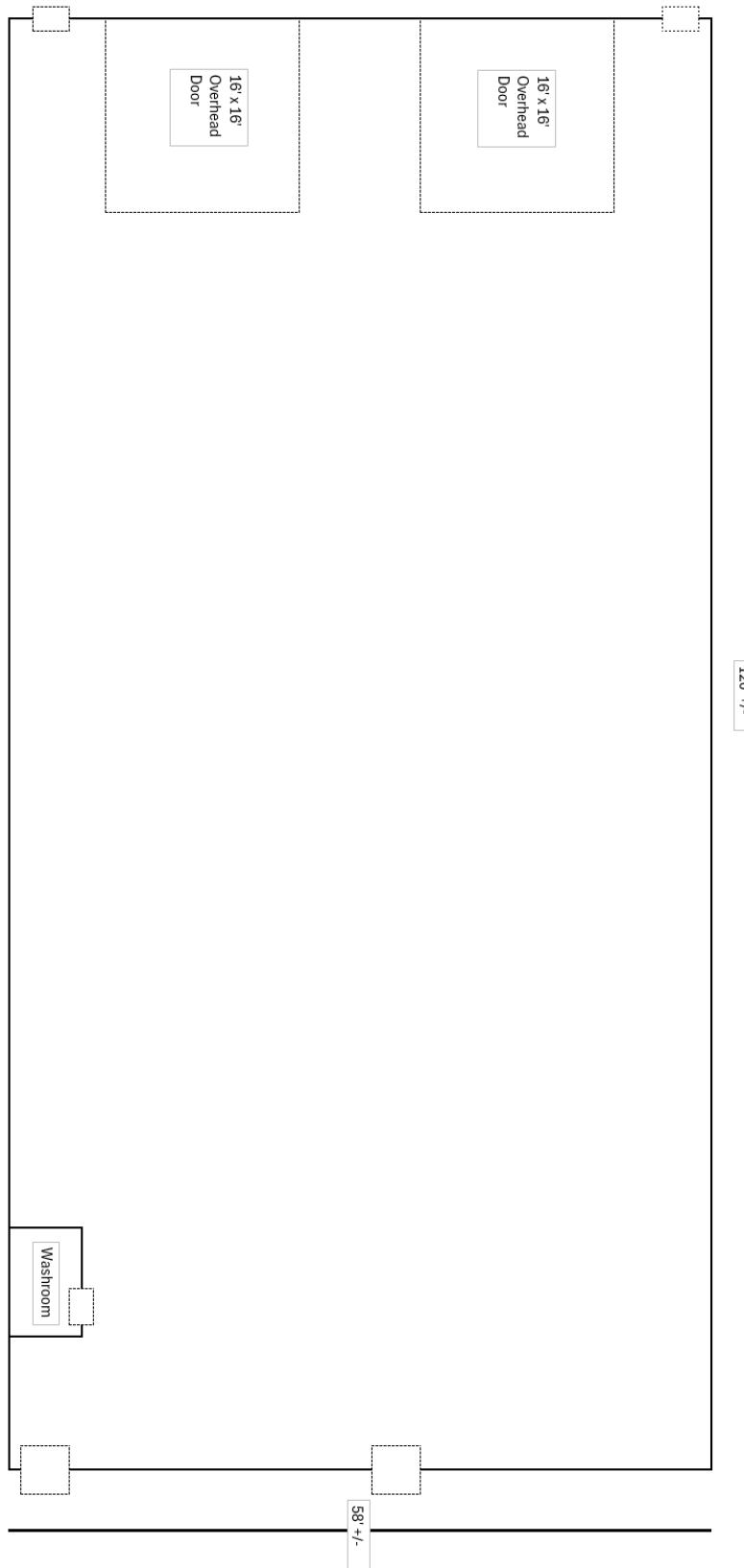


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Floor Plans (For illustration purposes only. Actual to be confirmed by sub-tenant)

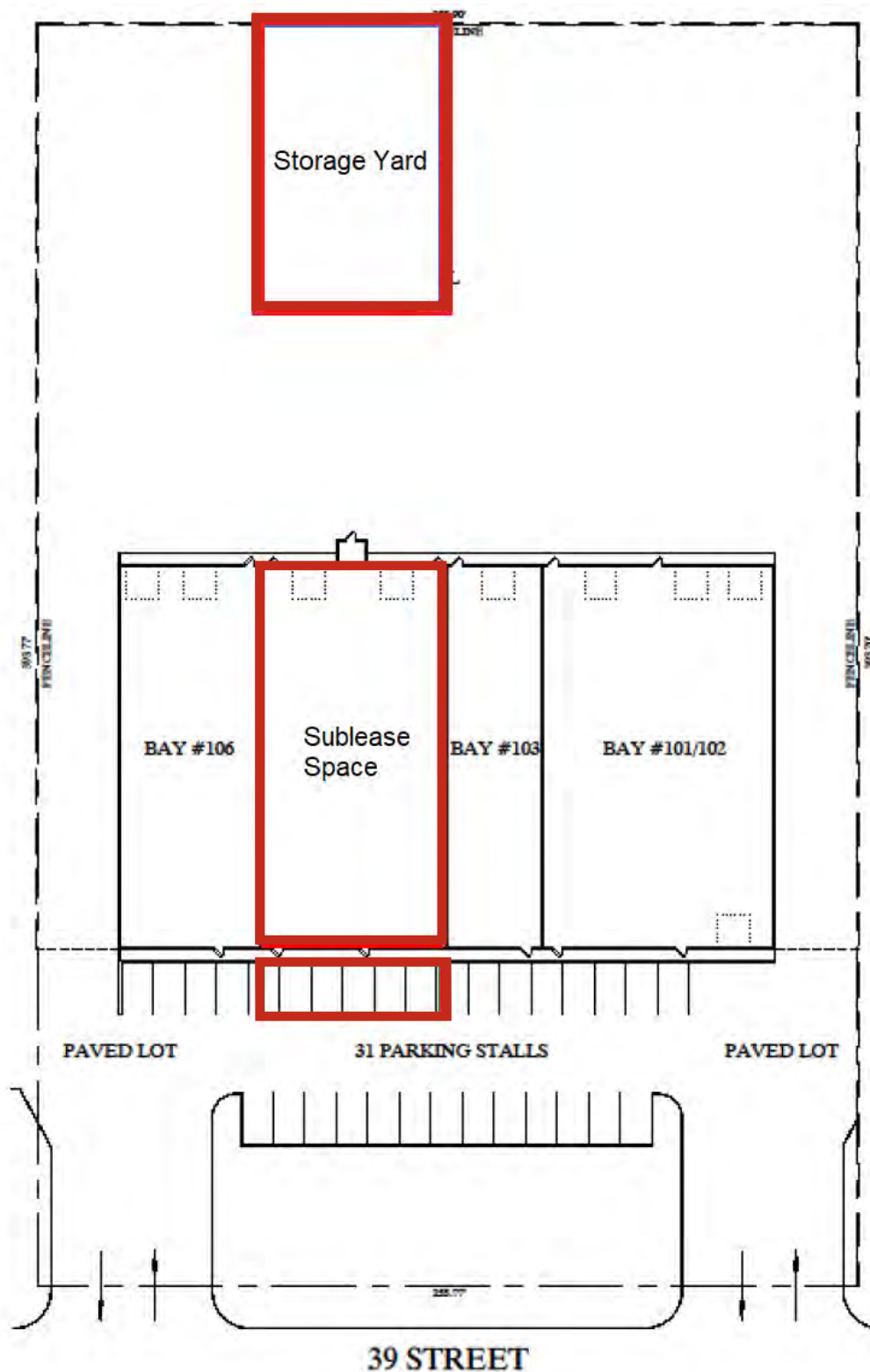


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Site Plan (For illustration purposes only. Actual to be confirmed by sub-tenant)

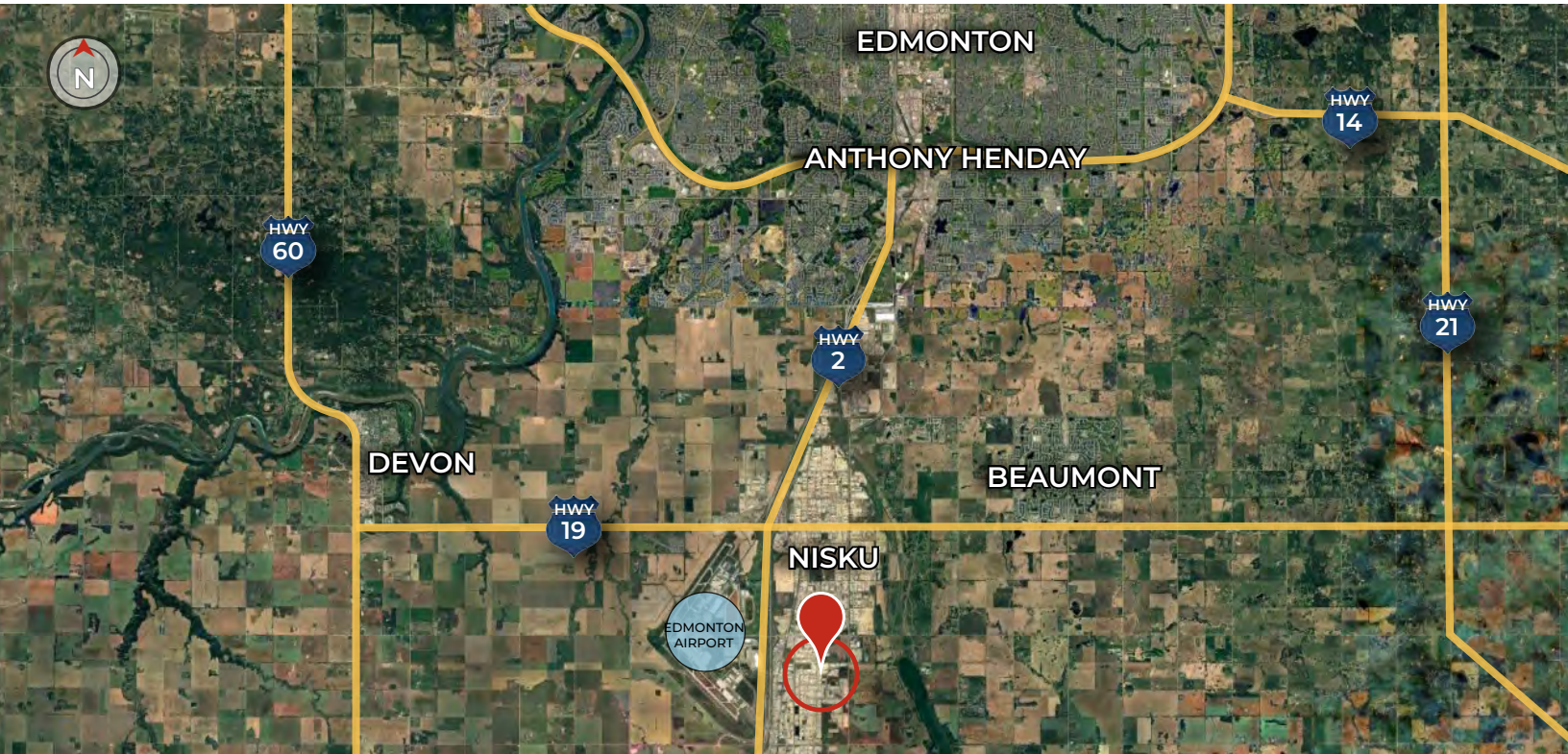


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Regional Map



Local Map



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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

Thomas Braun,
Partner/Associate MBA



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Thomas Braun, Associate, focuses on the sales, leasing, and build-to-suit of industrial properties in the greater Edmonton area.

With nearly two decades in the oil and gas, mining, forestry and real estate sectors, Thomas knows what truly drives successful real estate transactions: developing strong client relationships, providing outstanding customer service, ensuring meticulous attention to detail, and guaranteeing a high-level of integrity – all of which serve his clients well.

Thomas' goal is to be a trusted advisor to his clients and to use his creative negotiating and marketing skills to their advantage. His practical business and investment knowledge led to Thomas pioneering a "Massey-like" Offer to Purchase/Lease that provides savvy financial protection for his clients.

Thomas is a lifelong Edmontonian who holds a Masters in Business Administration from the University of Alberta. When not working on client deals, you can find him cycling and skiing with his wife and daughters, reading about behavioral economics, or playing hockey or windsurfing.

Cody Huchkowski,
Associate



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cody@royalparkrealty.com

After spending 13 years honing his interpersonal skills in in-home sales in the Greater Vancouver area, Cody Huchkowski recently relocated to Edmonton in pursuit of love, leaving behind the challenges of long-distance dating. This move also presented him with the opportunity to dive into his passion for Commercial Real Estate.

Cody is a passionate and driven commercial real estate professional who shows up every day with energy, grit, and a commitment to constant growth. Nearly six months into his career, Cody has been all-in on sharpening his skills, building relationships, and pushing himself to deliver real value for his clients.

Whether you're an investor, business owner, or developer, Cody's here to help you seize opportunities and achieve your goals. He believes success in real estate isn't just about transactions — it's about trust, strategy, and teamwork. When his clients win, he wins. If you're looking for someone who's hardworking, approachable, and always ready to go the extra mile, connect with Cody and make things happen!



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