

FOR LEASE

±1.24 Acres

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



*Note: This is only an illustration. As of yet, the building has not been constructed.

LOT 9 | 3301 - 74 Avenue, Leduc AB

LEDUC BUSINESS PARK

Property Highlights

- Build-to-suit opportunity
- Insulated concrete tilt up buildings
- Zoning - M2 (Medium Industrial)
- Fenced and graveled yard option
- Crane ready
- Design build options available
- Drive-thru bays



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

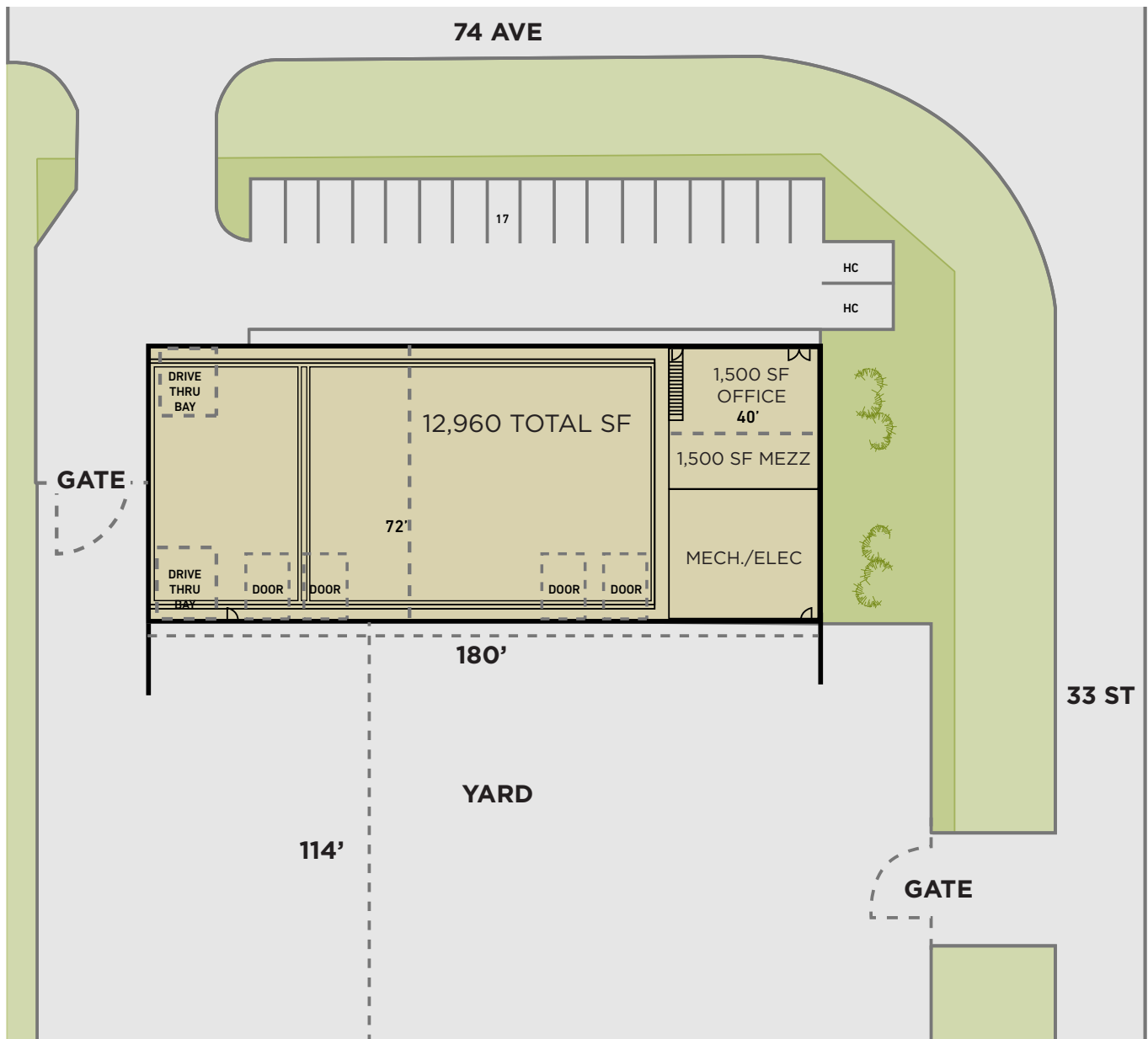
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3301 - 74 Avenue, Leduc, AB

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ADDITIONAL INFORMATION

- Prominent service industry for Fort McMurray
- Located just 34 km from Edmonton
- Location has some of the fastest growing demand for industrial space
- Minutes from Edmonton International Airport (EIA)
- Insulated concrete tilt-up
- Crane ready 10 tonne
- High efficiency building
- Stand-alone buildings with compacted yards



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Property Information

Municipal Address: 3301 - 74 Avenue, Leduc, AB

Legal Address: Plan 1423864, Block 18, Lot 9

Building Size: 12,960 Sq. Ft. (+/-)

Lot Size: 1.24 Acres (+/-)

Zoning: M2 (Medium Industrial)

Power: 400 AMP 600 Volt 3 Phase

Ceiling Height: 24'

Loading: (4) 14' x 16' Grade Doors

Possession: Immediate/negotiable

Contact

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Lease Rate: \$14.00/Sq. Ft.

OP Costs: TBD

