

FOR LEASE

INDUSTRIAL BAY WITH GRADE LOADING

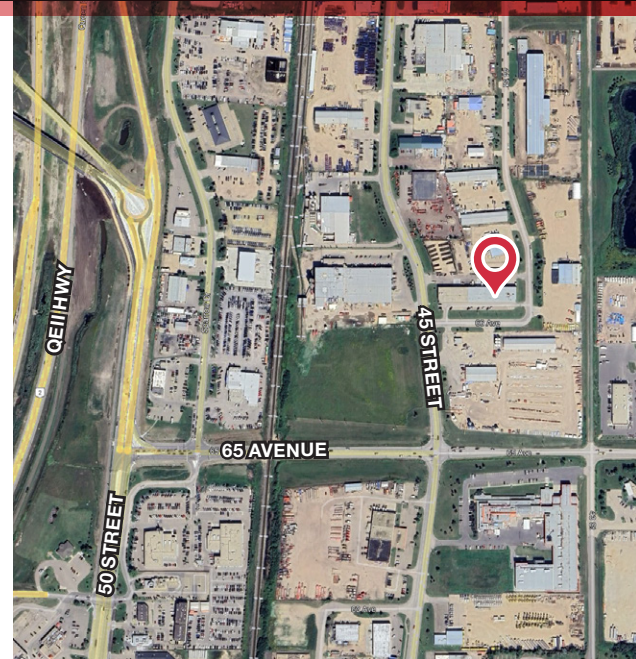
NAICommercial



4407 - 66 AVENUE | LEDUC, AB | INDUSTRIAL WITH GRADE LOADING

PROPERTY DESCRIPTION

- 4,585 sq.ft. available for lease
- Conveniently located just minutes from Edmonton, Nisku, and the Edmonton International Airport
- Provides quick access to the Queen Elizabeth II Highway (Highway 2)
- Two (2) grade-level loading doors



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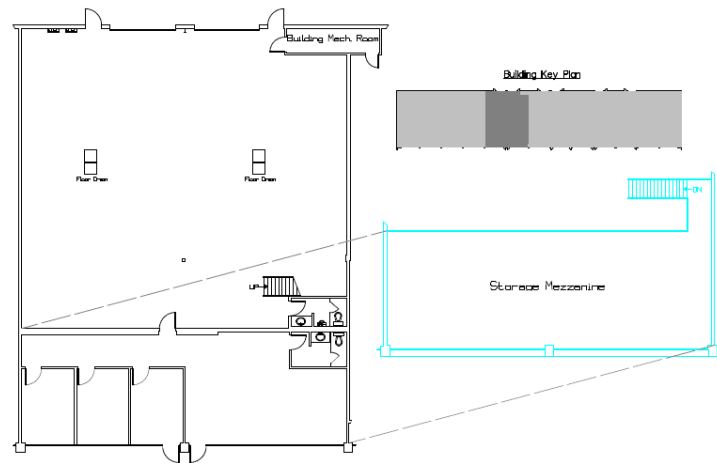
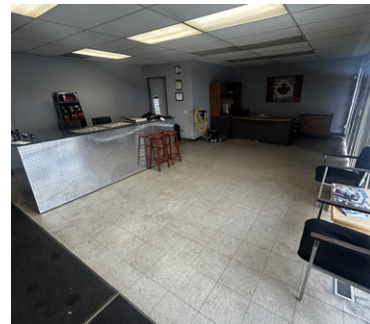


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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 8020328, Block 2, Lot 24
AREA AVAILABLE	Bay 5-6: 4,585 sq.ft.± 1,465 sq.ft. mezzanine (No rent charged on Mezz)
AVAILABLE	July 1, 2026
ZONING	Light Industrial (IL)
CEILING HEIGHT	21' clear
LOADING	(2) 12'x14' grade
CONSTRUCTION	Concrete brick and metal cladding
LIGHTING	T5
HEATING/HVAC	Forced air (office) Unit heater (warehouse)
LEASE RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$5.52/sq.ft./annum (2026 estimate) includes common area maintenance, building insurance, management fees and taxes



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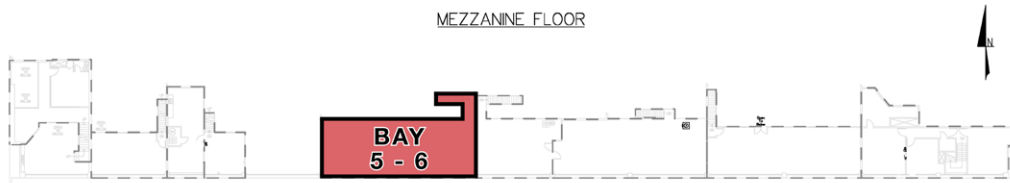
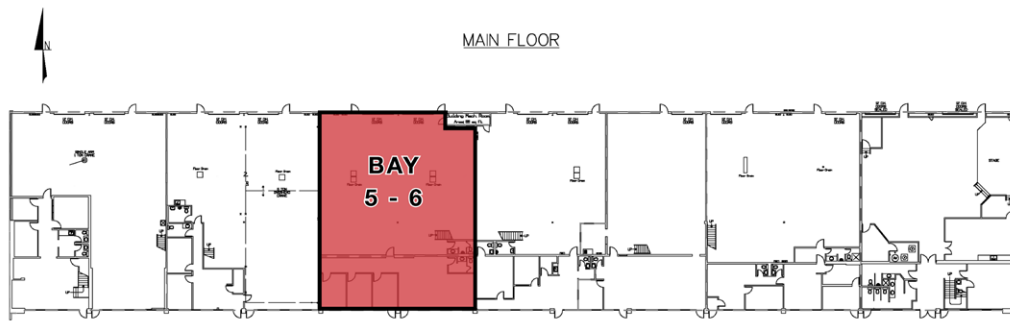
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