

# FOR SALE

±15,600 Sq. Ft. on  
±1.52 Acres

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**7110 - 42 Street, Leduc, AB**

## NEW INDUSTRIAL BUILDING

### Property Highlights

- New - Pre engineered construction - Completed 2024
- Close proximity to the Q.E. II Highway
- Trench drain/dual compartment sump
- Multiple washrooms
- Drive-thru bay
- Loading dock
- Epoxy finished flooring
- Quality office build-out
- Lunch room



780.488.0888



[www.lizotterealestate.com](http://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.

# FOR SALE

New Industrial Building

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



# FOR SALE

New Industrial Building

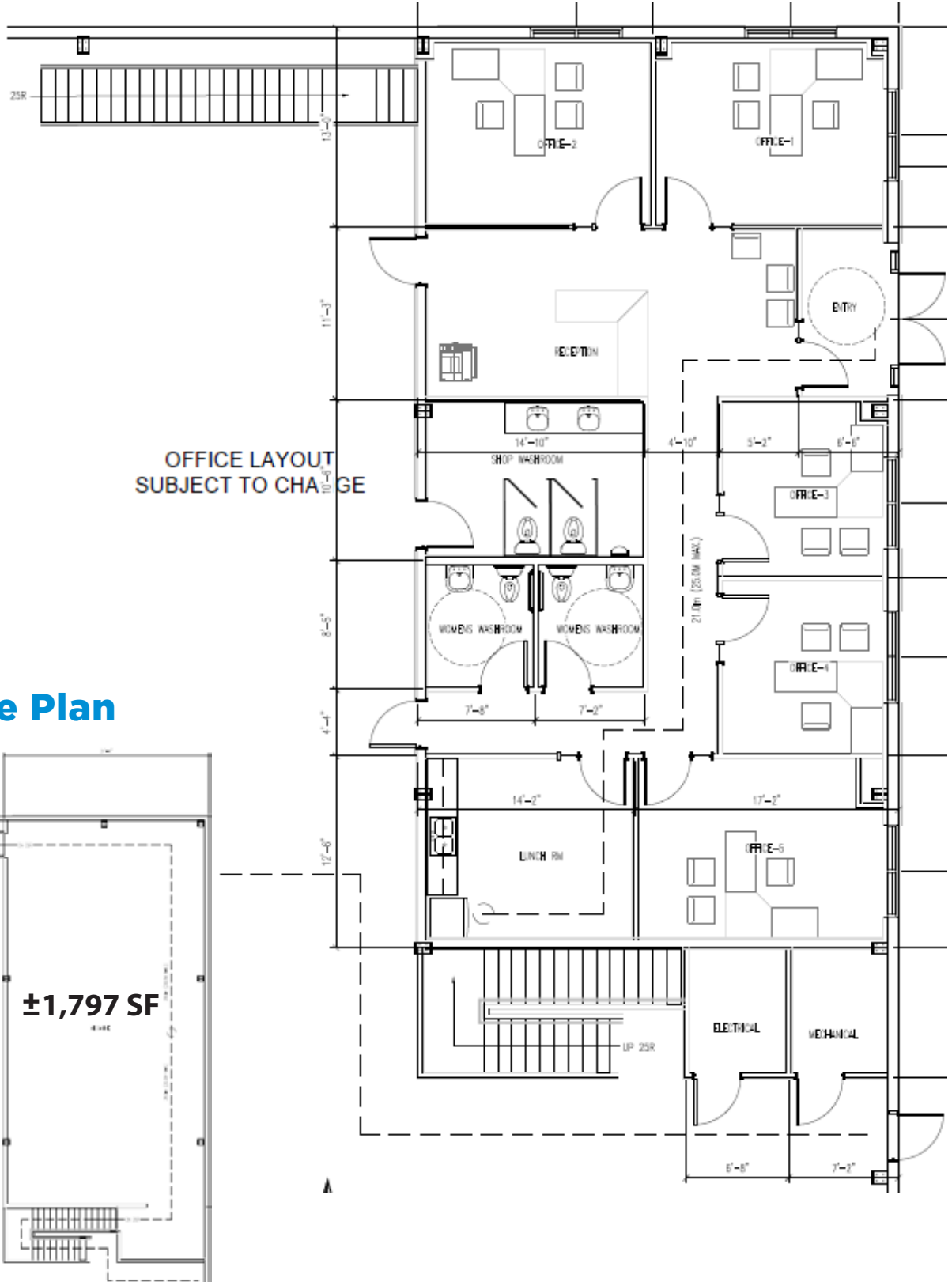
**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



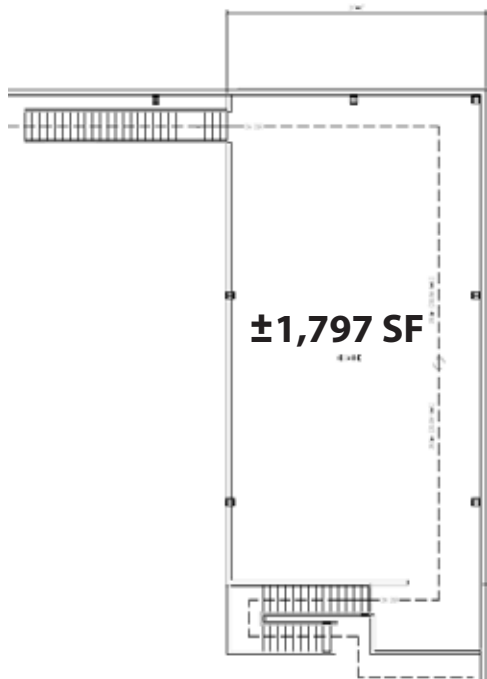
# FOR SALE

New Industrial Building

## Office Layout



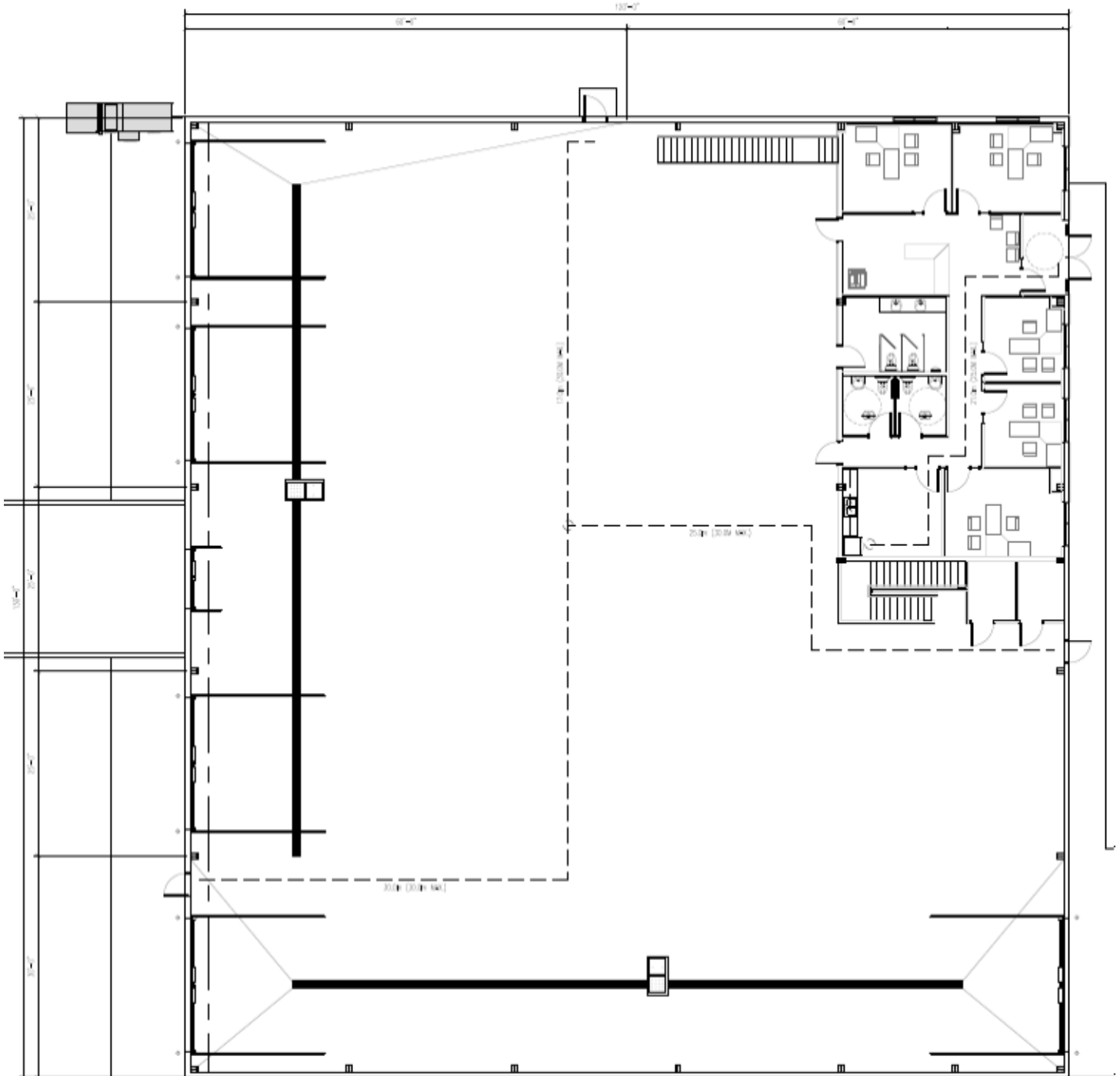
## Mezzanine Plan



# FOR SALE

New Industrial Building

## Warehouse Plan



# SALE/LEASE

## New Industrial Building

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### Property Information

**Municipal Address:** 7110 - 42 Street, Leduc, AB

**Legal Address:** Plan: 072 8071 Blk: 12 Lot: 1

**Building Size:** ±15,600 Sq. Ft.

**Lot Size:** ±1.52 Acres

**Zoning:** IM (Medium Industrial)

**Parking:** Ample Paved Parking

**Power:** 600 Volts, 400 Amps 3 Phase

**Sumps:** 2 Dual Compartment

**Ceiling Height:** 30' Eve Height

**Loading:** (5) 18'x18' | (1) Grade

**Completion Date:** Q4 2024

\$\$\$

**Purchase Price:** \$4,134,000.00

### Contact

**Richard Lizotte**

President/Broker

Cell: 780.292.1871

Direct: 780.784.5360

richard@lizotterealestate.com

**Lee Berger**

Associate Broker

Cell: 587.983.6654

Direct: 780.784.5363

lee@lizotterealestate.com

**Cynthia Leduc**

Unlicensed Assistant

Direct: 780.784.5359

cynthia@lizotterealestate.com

