

FOR SALE OR LEASE

LEDUC INDUSTRIAL BAY

NAI Commercial



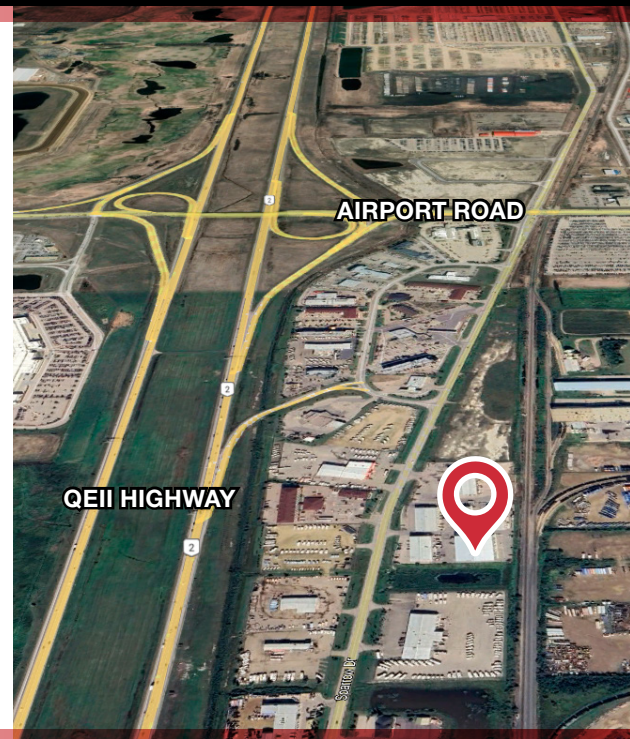
213, 7609 SPARROW DRIVE | LEDUC, AB | INDUSTRIAL BAY

PROPERTY DESCRIPTION

- Located in heart of Leduc Business Park
- Clean open industrial bay with washroom
- LED lighting
- Fully sprinklered
- Dual stage sump
- Excellent access to major roadways

COLTON COLQUHOUN

Associate Broker
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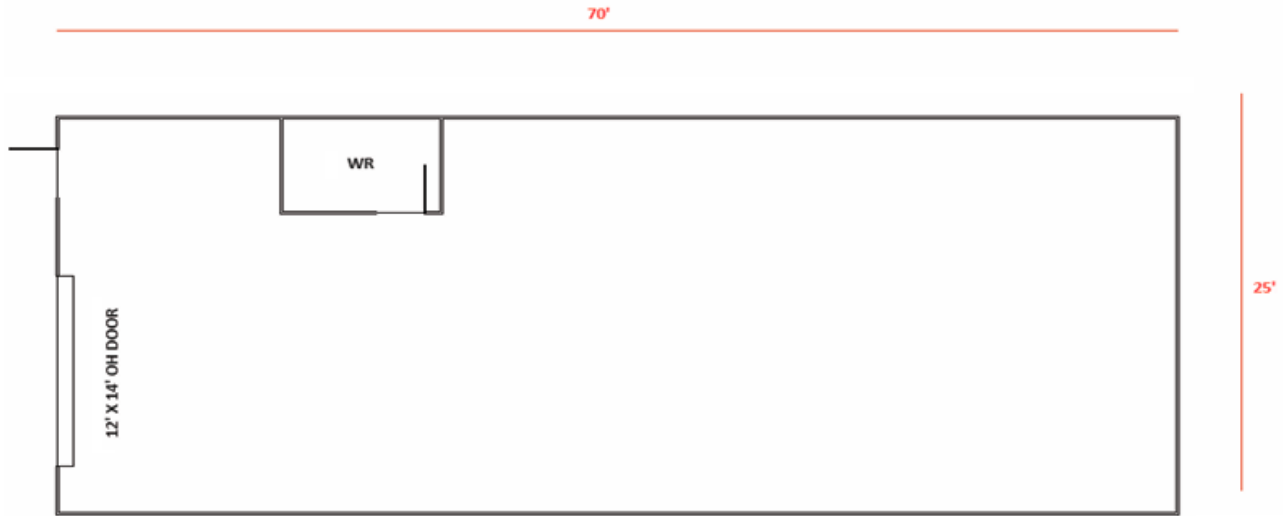
ADDITIONAL INFORMATION

AREA AVAILABLE	1,750 sq.ft.±
LEGAL DESCRIPTION	Plan 2020858, Lot 26
ZONING	IBL - Business Light Industrial
AVAILABLE	Immediately
LOADING	Grade - 12'x14'
POWER	225 Amp, 240, 120/208 Volt, 3 Phase, 4 Wire
CEILING HEIGHT	29'
YEAR BUILT	2019
SUMP	Yes
CEILING FANS	Yes
HEAT	Radiant tube
NET LEASE RATE	\$14.50 per sq.ft. per annum
OPERATING COSTS	\$4.75 per sq. ft. per annum includes building insurance, property tax, common area maintenance, and management fees (2025 estimate)
CONDO FEES	\$259.42/month (2024 budget)
PROPERTY TAXES	\$5,099.88 (2024)
SALE PRICE	\$375,000

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FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

