

FOR SALE OR LEASE

LEDUC INDUSTRIAL BAYS WITH YARD

NAI Commercial

EXPECTED COMPLETION DATE
JULY 2025



The rendering is for illustration only and may not be accurate.

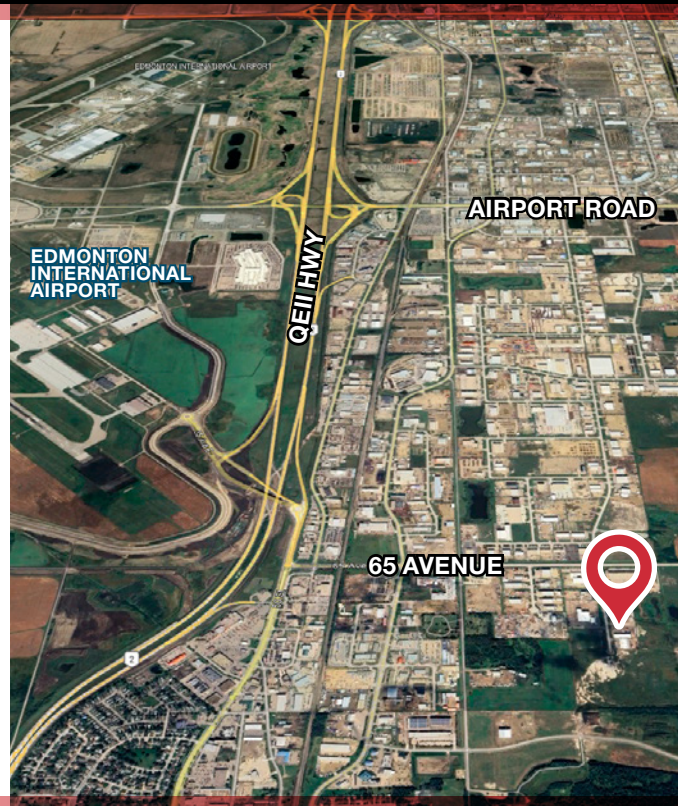
6205 - 39 STREET | LEDUC, AB | INDUSTRIAL BAYS

PROPERTY DESCRIPTION

- Bays are available for lease or sale, either together or separately
- Graveled yard options available
- Large marshalling area on-site
- Fully fenced and secure premises
- Two 16' x 16' grade doors
- 27' ceiling height to eaves
- Lease rate and sale price include one office and one washroom
- Each unit comes with six assigned, paved parking stalls

COLTON COLQUHOUN

Associate Broker
587 635 5612
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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



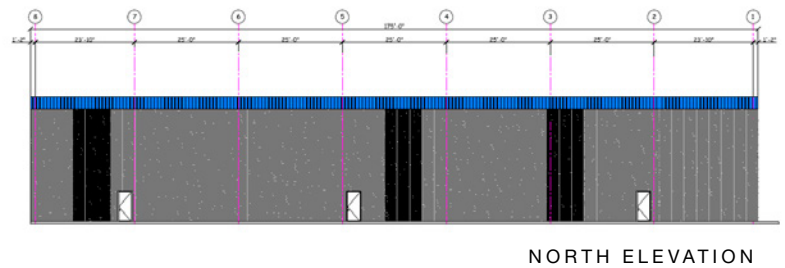
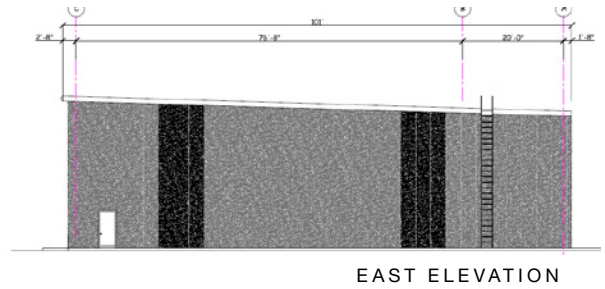
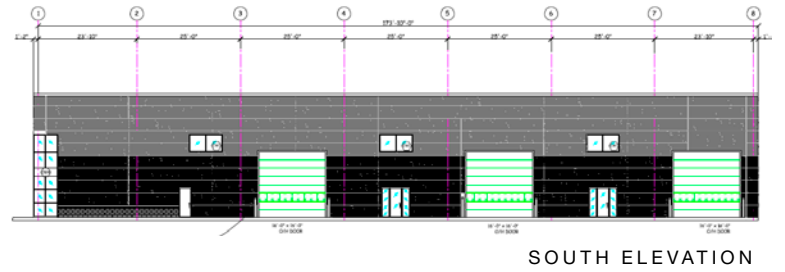
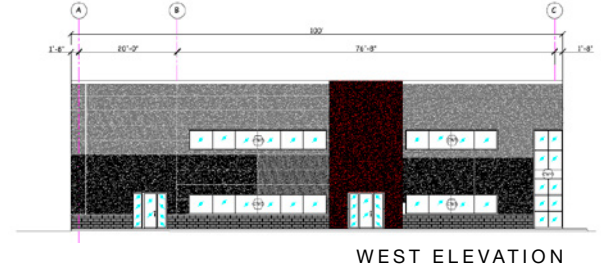
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ADDITIONAL INFORMATION

SIZES AVAILABLE	Unit 1: 5,000 sq.ft.± Unit 2: 5,000 sq.ft.± Total: 10,000 sq.ft.±
LEGAL DESCRIPTION	Plan 1322952, Block 2, Lot 5
ZONING	Light Industrial (LI)
TOTAL LOT SIZE	1.45 acres±
TOTAL BUILDING SIZE	17,500 sq.ft.
YARD	0.35 acres± (15,246 sq.ft.±)
LEASE RATE	\$18.00/sq.ft./annum net
OPERATING COSTS	TBD
PROPERTY TAXES	TBD
SALE PRICE	\$1,199,000 per unit



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



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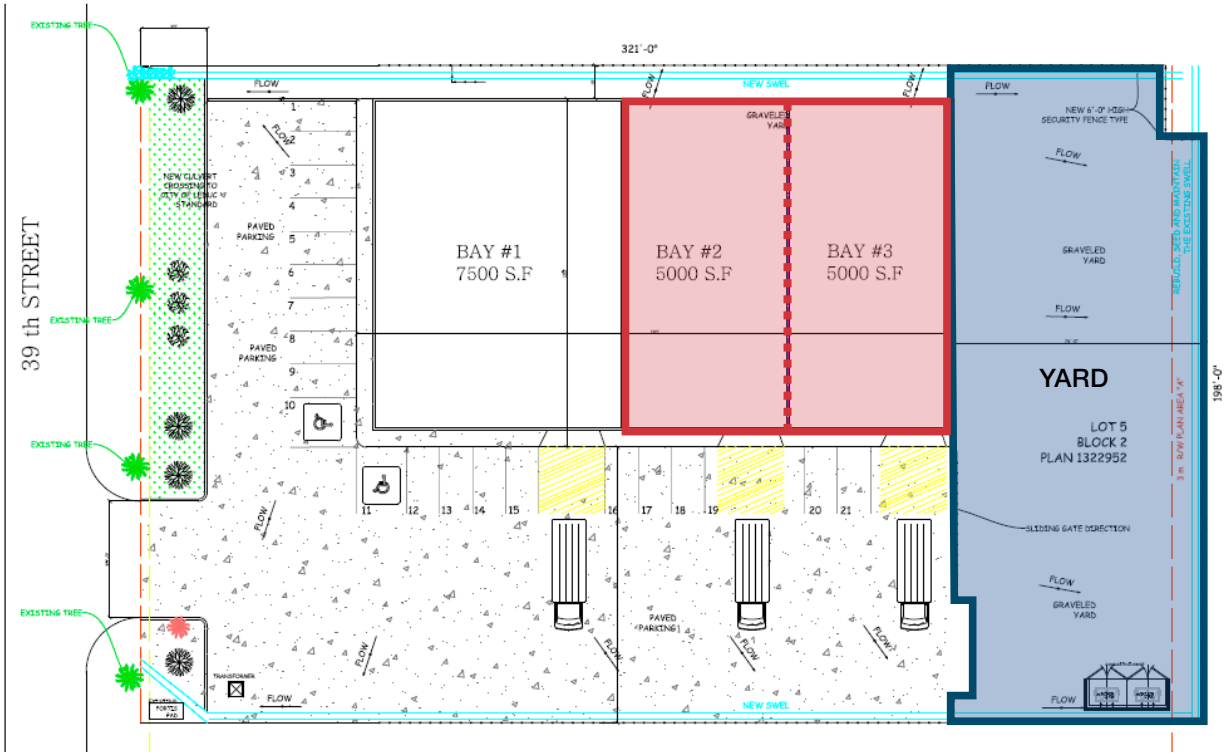


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SITE PLAN



MAIN FLOOR PLAN

