

FOR LEASE

LEDUC INDUSTRIAL CONDOS

#104/105 & #114, 5512 - 45 Street, Leduc, AB



HIGHLIGHTS

- 1,375 sq ft ± and 2,750 sq ft ± industrial bays
- 12' x 14' grade loading doors
- Dual compartment sumps and exhaust fans
- Shared yard with secure fencing, gated access and gravel surface
- Excellent access from 45 Street, 65 Avenue & QE II

ERIC STANG

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REALTY™

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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For Lease | Leduc Industrial Condo, #104/105, 5512 - 45 Street, Leduc, AB



Property Details & Financials

| | |
|-------------------|---|
| MUNICIPAL ADDRESS | #104/105, 5512 - 45 Street, Leduc, AB |
| LEGAL DESCRIPTION | Condo Plan: 2022915 Units: 19 & 20 |
| ZONING | IL (Light Industrial) |
| AREA | 2,750 sq ft ± |
| GRADE LOADING | (2) 12' x 14' |
| CEILING HEIGHT | 20' clear |
| HEATING | Radiant |
| SUMPS | Dual compartment |
| LIGHTING | T8 |
| POWER | 277/480 Volt, 120/208 Volt, 100 Amp, 3 Phase |
| SPRINKLERED | Yes |
| LEASE RATE | \$16.00/sq ft |
| OP COSTS | \$4.00/sq ft (2026) |
| POSSESSION | Immediate |

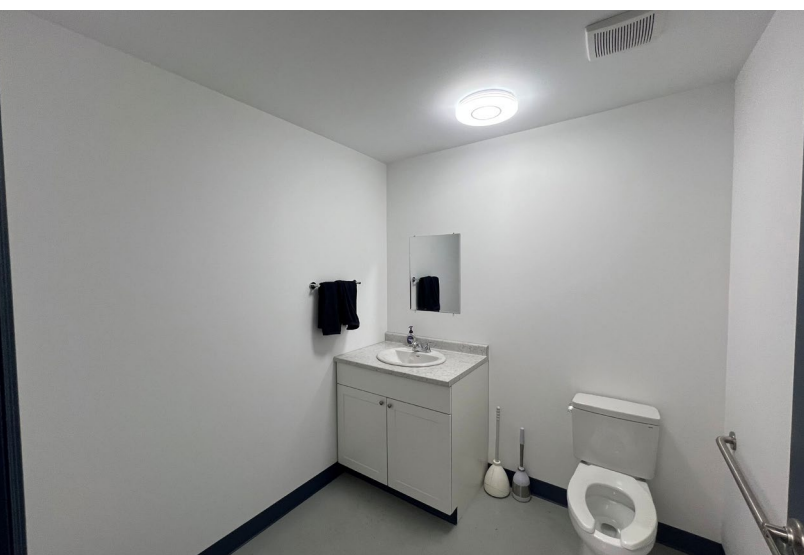


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For Lease | Leduc Industrial Condo, #114, 5512 45 Street, Leduc, AB



Property Details & Financials

| | |
|-------------------|---|
| MUNICIPAL ADDRESS | #114, 5512 - 45 Street, Leduc, AB |
| LEGAL DESCRIPTION | Condo Plan: 2022915 Unit: 6 |
| ZONING | IL (Light Industrial) |
| AREA | 1,375 sq ft ± |
| GRADE LOADING | 12' x 14' |
| CEILING HEIGHT | 20' clear |
| HEATING | Radiant |
| SUMPS | Dual compartment |
| LIGHTING | T8 |
| POWER | 277/480 Volt, 120/208 Volt, 100 Amp, 3 Phase |
| SPRINKLERED | Yes |
| LEASE RATE | \$16.00/sq ft |
| OP COSTS | \$4.00/sq ft (2026) |
| POSSESSION | Immediate |



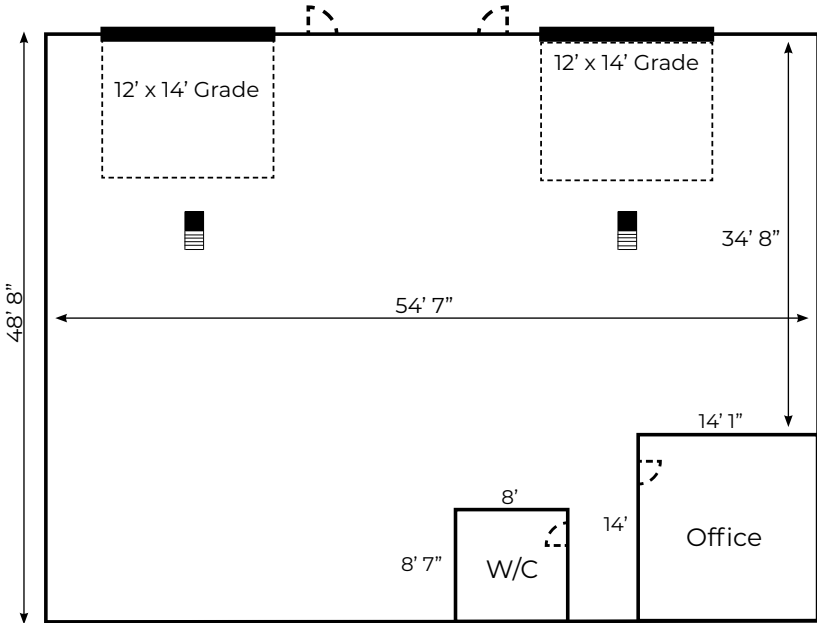
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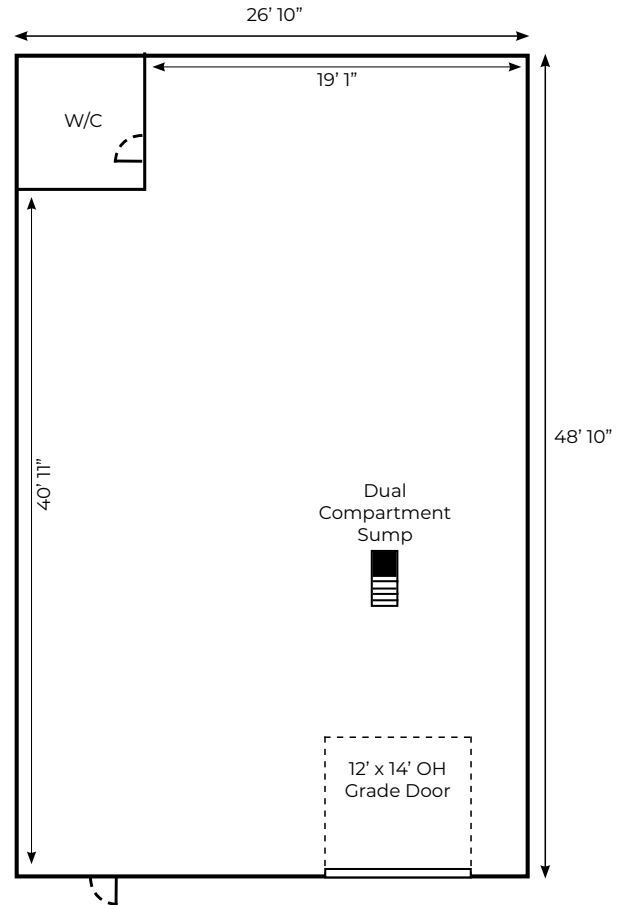
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Floor Plans

BAYS #104 & #105

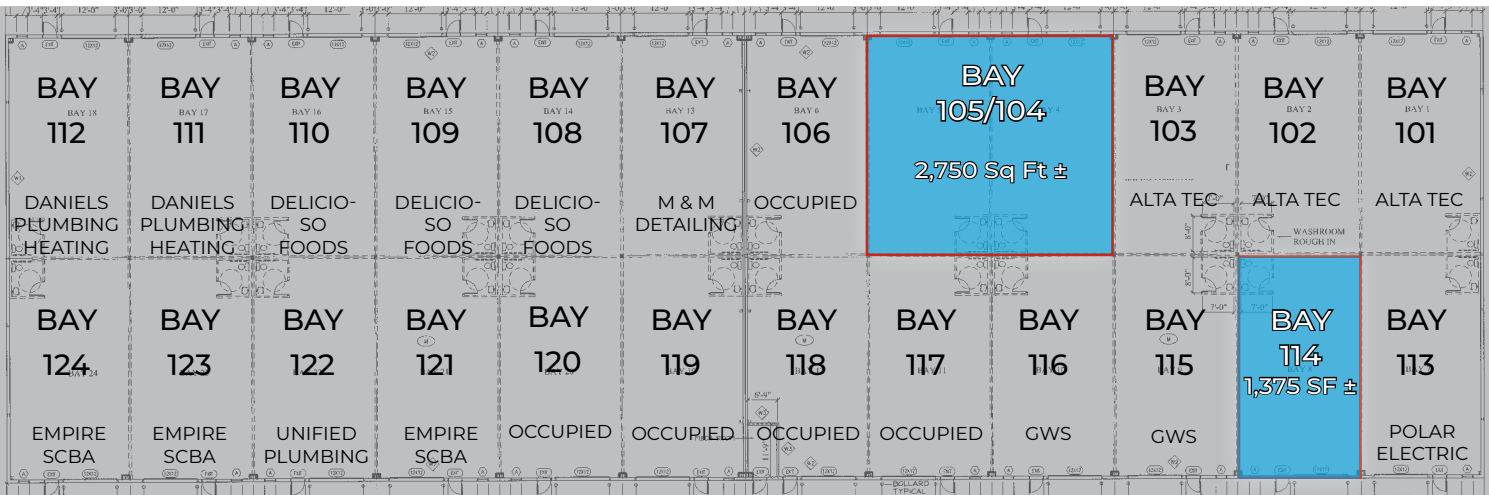


BAY #114



***Interior measurements Renderings Not to Scale*

Site Plan



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Quality Based on **Results**, Not **Promises**.

CONTACT OUR TEAM:



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