



#101-103, 7609 42 Street, Leduc

**Industrial Bays w/ 4 x 5T Cranes**

## PROPERTY DETAILS

Address:	#101-103, 7609 42 Street, Leduc
Legal:	Plan 0725902 Block 9 Lot 22
Zoning:	IM (Medium Industrial)
Total Size:	14,188 SF (+/-)
Warehouse Size:	11,500 SF (+/-)
Office Size:	2,688 SF (+/-)
Base Rent:	\$16.75 SF
Op Costs:	\$4.00 SF (TBC)
Available:	30 days notice

## PROPERTY HIGHLIGHTS

- 3 Industrial Bays with offices
- 3 Private offices + reception area and kitchen
- 4 x 5 Ton cranes
- 3 Oversize grade loading doors (20')
- Neat condition: ideal for many industrial users
- Large marshalling area with storage yard

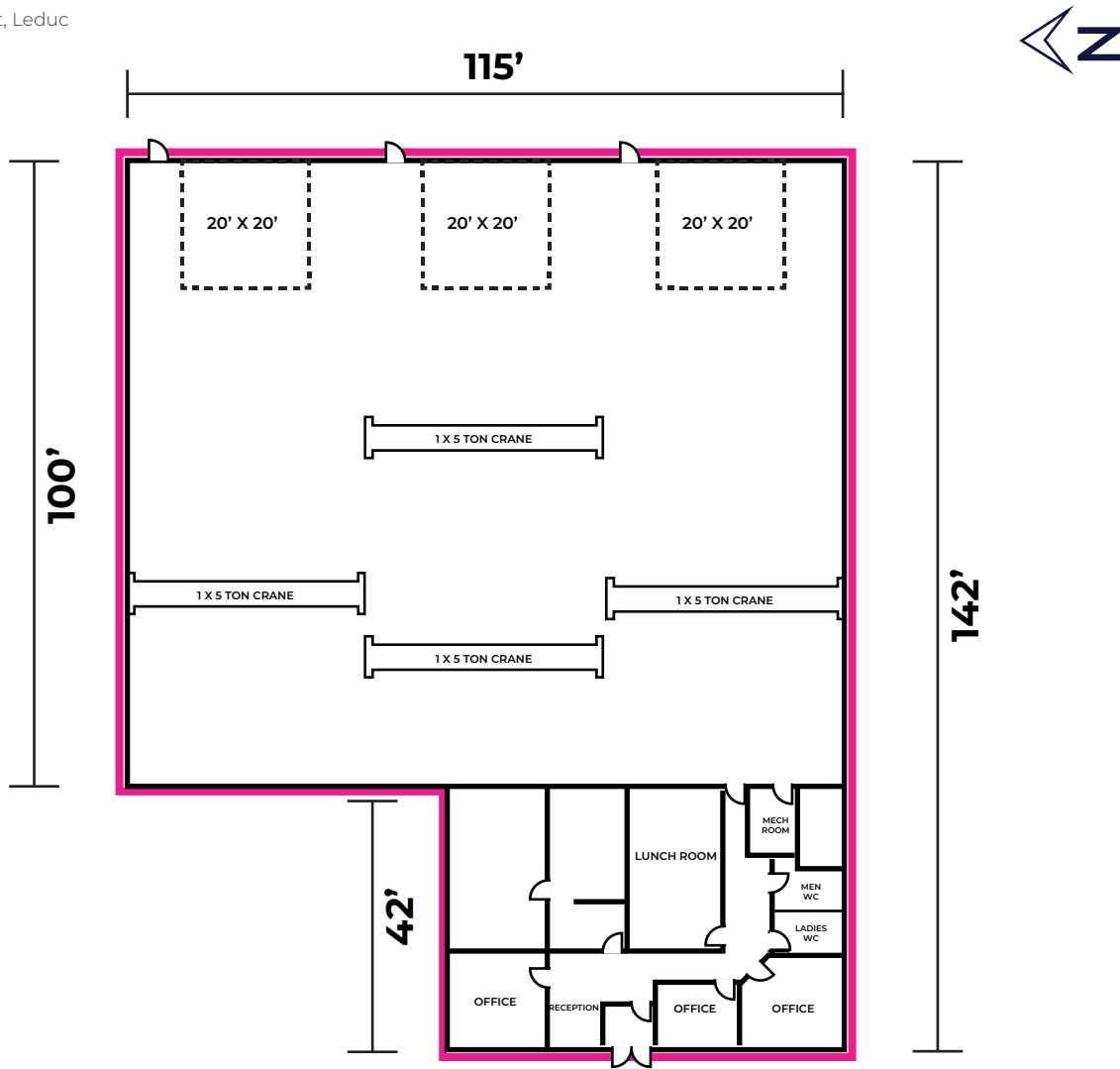


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# FLOOR PLAN

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## PROPERTY DETAILS

Yard:	Yes / Compound
Heat:	In-Floor
A/C:	Yes / In Office
Power:	600 v / 400 Amp / 3 Phase – TBC by Tenant
Loading:	3 x 20' x 20' Loading Grade Doors
Sump:	Yes
Drain:	Floor Drains
Ceiling Height:	24' Clear
Crane:	4 x 5 Ton
Underhook Height:	18' (TBC)



Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise.

Property features:



SUMP



HEAT



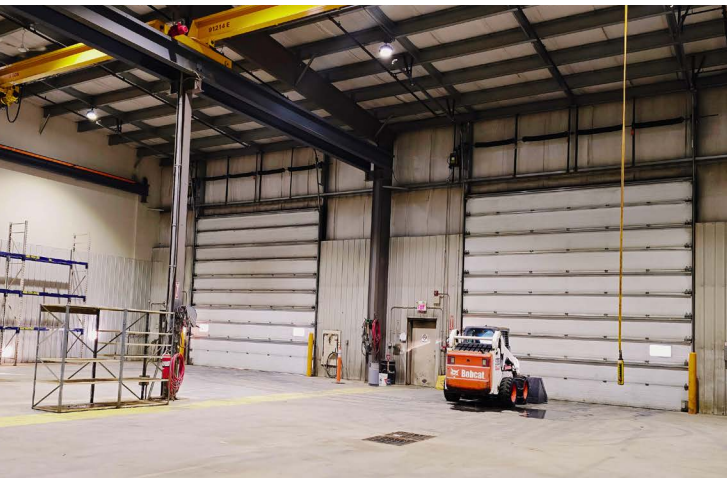
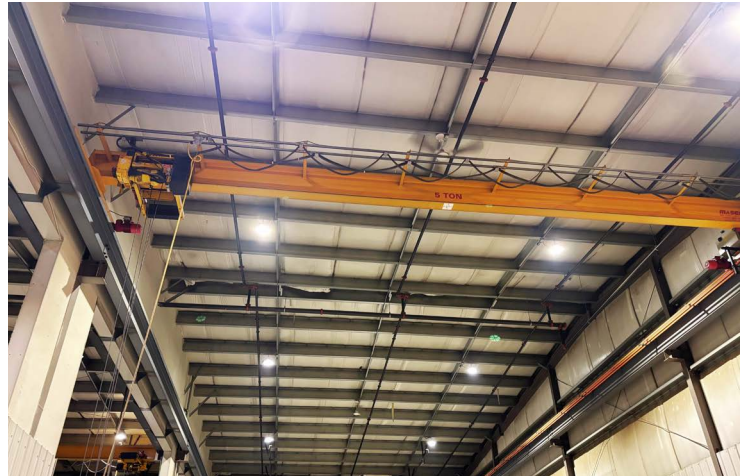
CRANE



LOADING



YARD





**NEIGHBORHOOD HIGHLIGHTS**

- **Prime Location in Leduc Business Park:** Situated in a well-established industrial hub with easy access to major transportation routes.
- **Access to Major Highways:** Quick access to Highway 2, Highway 39, and the QEII Highway, connecting to Edmonton, Nisku, and other major Alberta regions.
- **Growing Industrial and Commercial Area:** Surrounded by a diverse range of businesses, making it ideal for manufacturing, logistics, and warehousing.
- **Nearby Amenities:** Close to hotels, restaurants, and service stations, providing convenience for employees and business operations.
- **Proximity to Leduc Downtown:** Offers easy access to local shopping centers, dining, and service-based businesses.



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