

For Lease

24,014 sf on 4 acres



6909 - 42 Street

Leduc, AB

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**AVISON
YOUNG**

Discover this exceptional freestanding property featuring a 26-foot clear height and rear drive-in loading. Situated on a generous 4 acres with an exclusive yard area of 2 acres it's well-suited for various business operations. Located in the Nisku/Leduc Industrial District near the Edmonton International Airport, the property provides easy access to the QE II Highway, offering a prime location for convenience and expansion.



In the heart of the Nisku/Leduc industrial district



3 access points into yard



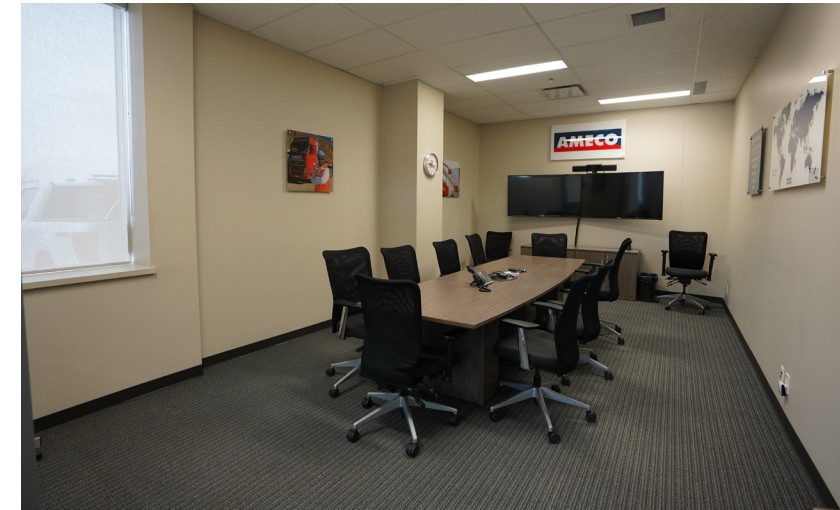
Sprinklered



Easily accessible via QE II

Property Offering

Legal Description:	Plan 1524256; Block 14: Lot 1A, Leduc County
Municipal Address:	6909 - 42 Street
Site Size:	4 acres
Yard Size:	2 acres
Building Size:	24,014 SF
Available:	October 1, 2025
Ceiling Height:	26'
Zoning:	IM - Medium Industrial
Loading:	6 Grade Doors
Power:	800 Amp, 347/600 Volt 3 Phase 4 Wire
Building Rate:	\$19 PSF
Yard Rate:	\$1.45 PSF
Site Coverage:	14%
Percentage Office:	15%
Parking:	50 stalls
Year built:	2014
Property Taxes (2025):	Approx. \$3.99 psf
Additional Costs:	Approx. \$0.80 psf
Operating Costs:	Net & Carefree Lease



Parking

26 parking spots on the side of the building in fenced area

22 parking spots in the front of the building

2 handicap spots in the front of building

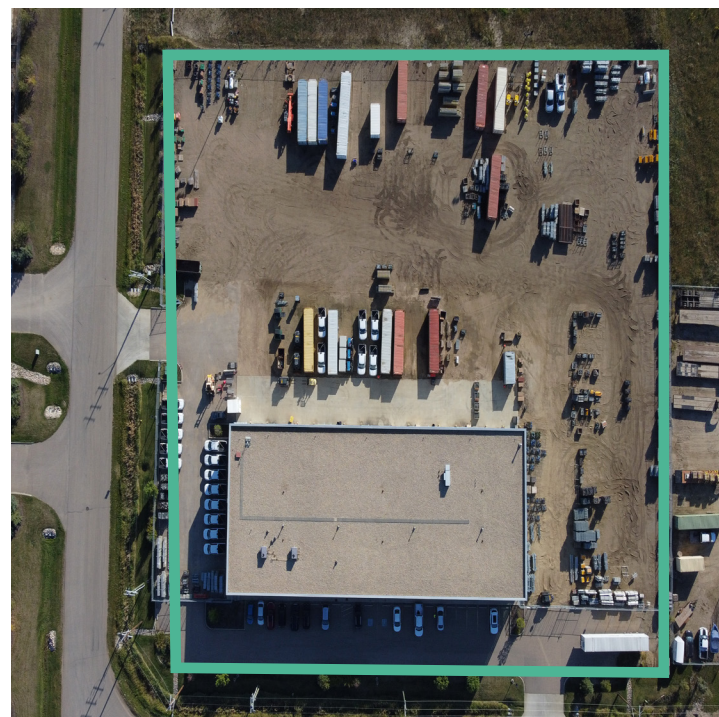
Building Size

Warehouse: 20,727 sf

Washbay in warehouse: 2,700 sf

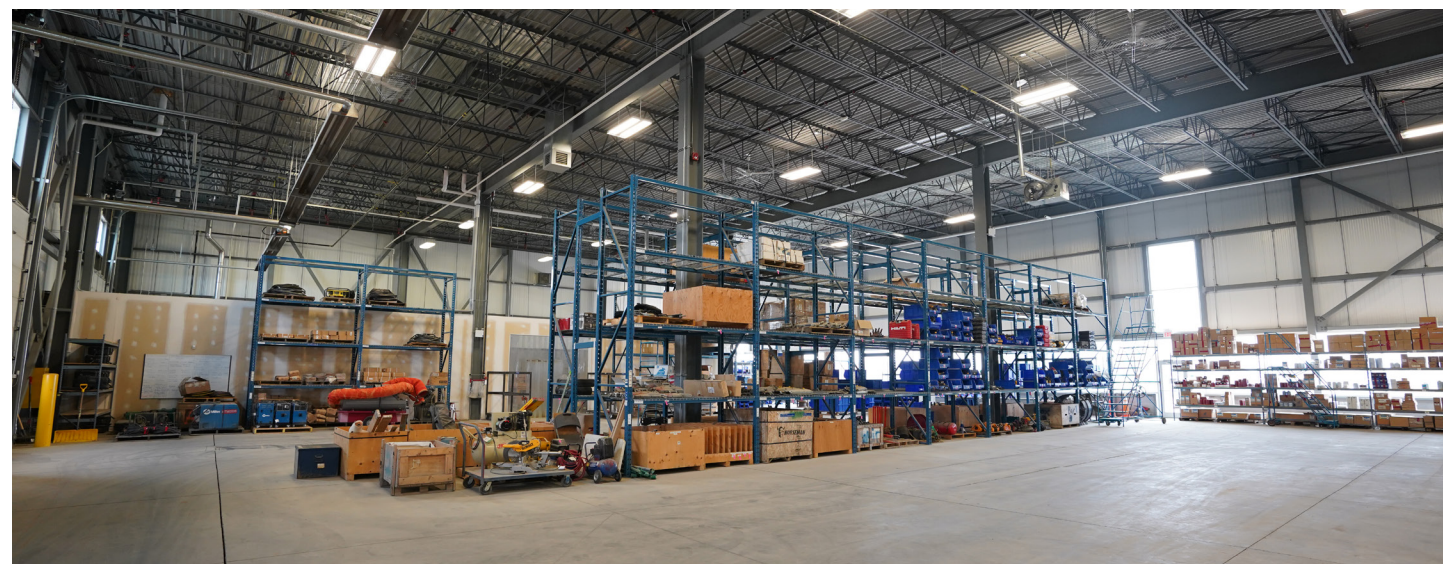
Office: 3,273 sf

Makeup air unit on roof (6,000 CFM) (TBV)

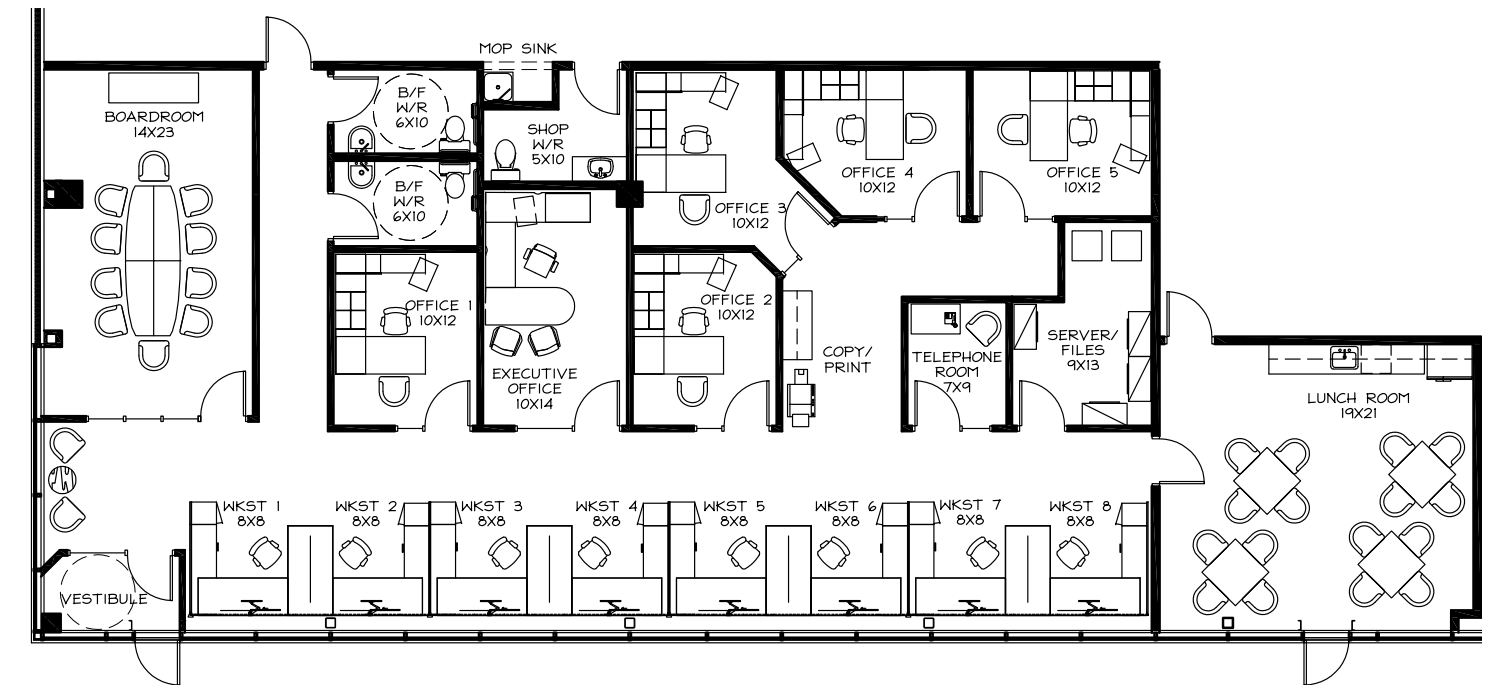


Features in Warehouse:

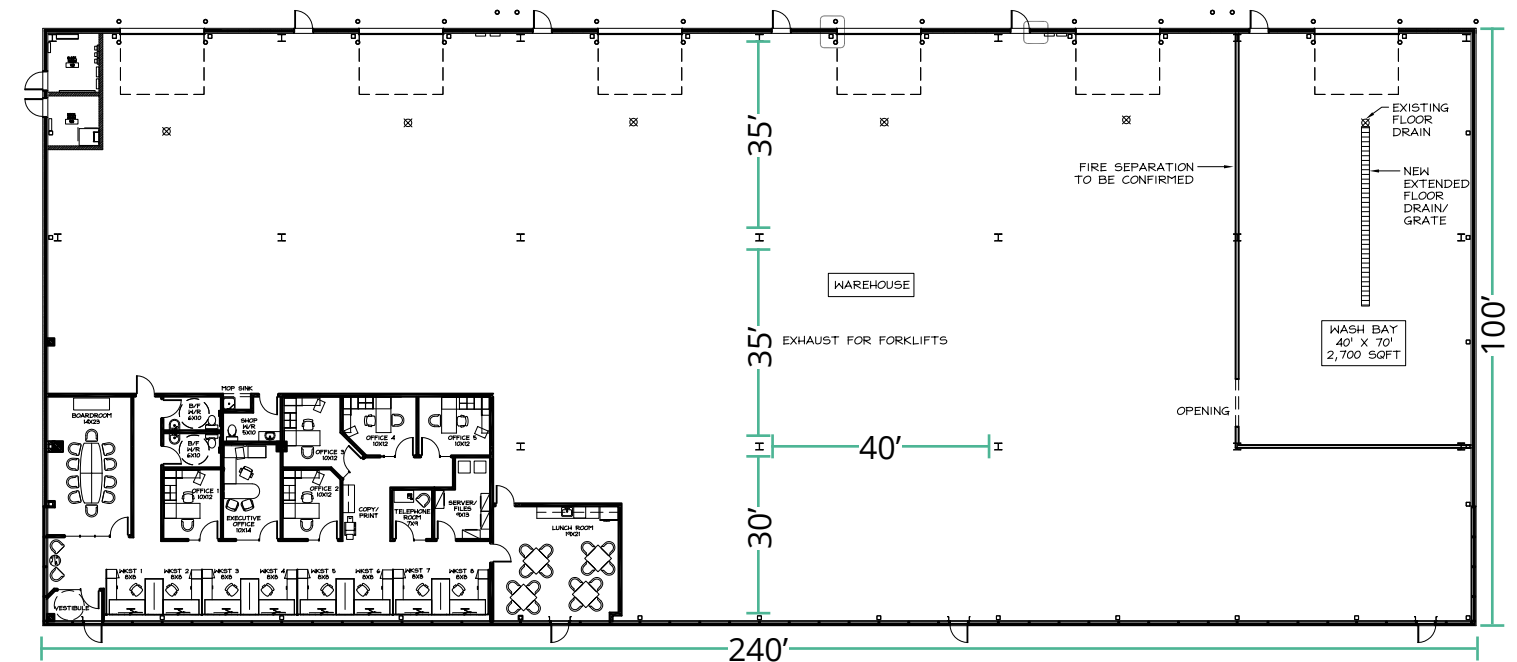
- Exhaust for forklift
- Floor drain in washbay
- Extensive glazing throughout the warehouse brings in abundant natural sunlight
- Sump drains in front of grade doors
- Radiant tube heating over grade doors
- Eyewash station



Floor Plan - Office

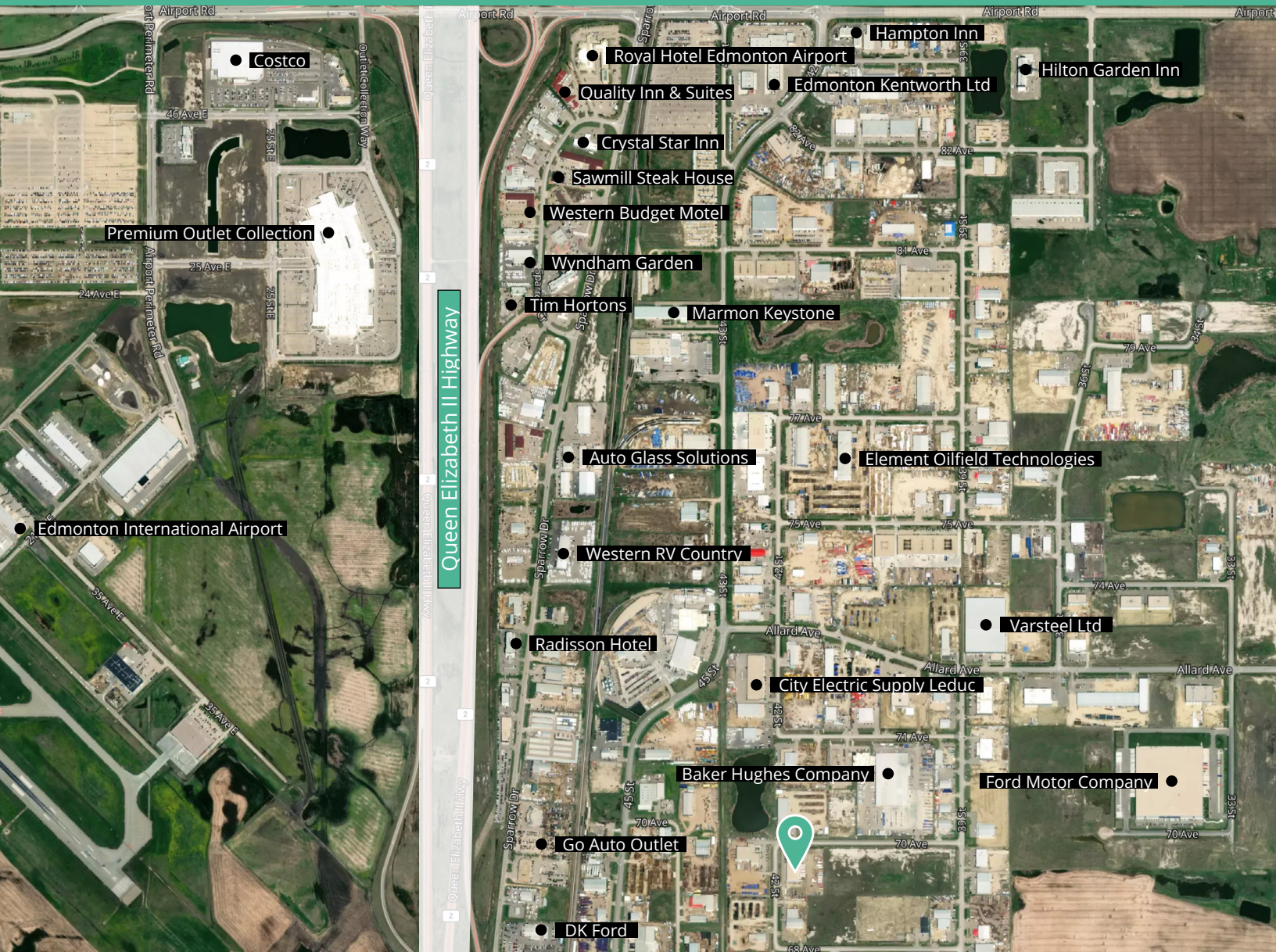


Floor Plan - Warehouse



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Let's Connect

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