

Fully Fixtured Building

Well Gravelled and Fenced Yard

FOR SALE

GLOBAL SERVICE RIG BUILDING

**8007 39 Street,
LEDUC, AB**

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PROPERTY HIGHLIGHTS

- Excellent access to Highway 2 (QE2), Highway 216 (Anthony Henday Ring Road) and the Edmonton International Airport
- The property is suitable for a wide range of uses, including a service shop and manufacturing
- The shop is fully fixtured with features including plumbed in welding gas lines, air lines, floor anchors, heavy power and multiple cranes
- Clear Span warehouse
- Well appointed office and employee areas
- Clean and well looked after property



PROPERTY DETAILS

MUNICIPAL ADDRESS
8007 39 Street, Leduc

ZONING
IM (Medium Industrial)

AVAILABLE SIZE
Office: $\pm 3,000$ SF
Warehouse: $\pm 16,800$ SF
Total 19,800 SF

SITE SIZE
2.32 Acres

SITE COVERAGE RATIO
19.6%

YEAR BUILT
2005

LOADING
(1) Grade Level 16' x 14'
(1) Sliding Door 16' x 33'

CRANES
(2) 10 Ton Bridge
(18' under hook)

CEILING HEIGHT
24' Clear

LIGHTING
T5

HEATING
Forced Air
and Radiant

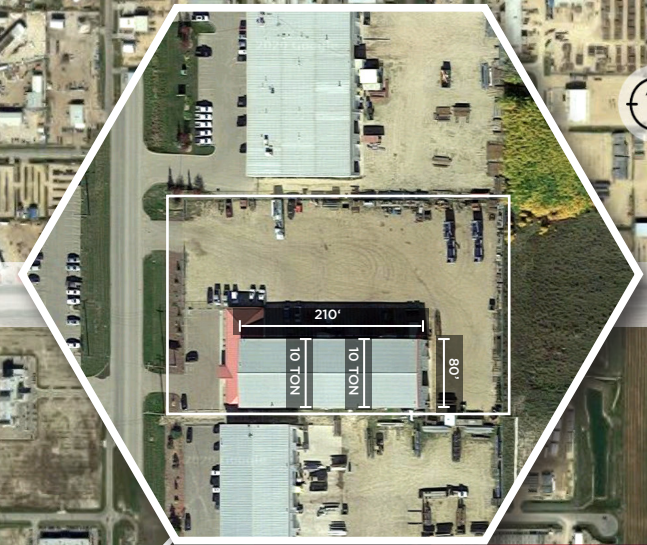
FLOOR THICKNESS
8"

AIRPORT ROAD

43 STREET

39 STREET

QUEEN ELIZABETH II HIGHWAY



ADDITIONAL

- Hotsy Pressure Washer
- Make Up Air
- Plumbed in welding gas and air lines
- Air compressor
- Floor anchors
- Make up air and snorkel exhaust throughout
- Sump and trench drainage throughout

SALE PRICE
\$3,900,000

TAXES
\$48,118.68 (2022)

AVAILABILITY
Immediately

TENANCY
Until January 31, 2024
Contact agent for details

CITY OF EDMONTON

ANTHONY HENDAY



QUEEN ELIZABETH II HIGHWAY



EDMONTON
INTERNATIONAL AIRPORT

AIRPORT ROAD

39 STREET



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