

FOR LEASE

7506-43 STREET, LEDUC, AB

**34,658 SF
Service Facility
on ± 12.9 Acres**

Jeff Drouin Deslauriers
Associate Partner
780 701 3289
jeff.deslauriers@cwedm.com

Shelley Horb
Team Coordinator, Unlicensed
shelley.horb@cwedm.com

PROPERTY HIGHLIGHTS

- Potential for rail service (TBC)
- Crane (1) 5'-ton, (1) 7.5'-ton (1) 10'-ton
- Make-up air unit: 8,500 CFM, Compressor, Hotsy, Washbay
- ±3,850 SF of concrete storage mezzanine, lunchroom, and staff rooms above shop space
- Located on the Heavy Vehicle Route
- Quick access to:
 - Heavy Vehicle Route
 - Local transit routes
 - 8 minutes to Edmonton International Airport
 - 19 minutes to CPKC Railway: Edmonton Intermodal Yard



PROPERTY DETAILS

Municipal Address:

7506-43 Street, Leduc, AB

Legal Description:

Plan 9921802; Lot 1A

Zoning: IL - Light Industrial

Year Built: 1977, 2002 (TBC)

Site Size: 12.9 Acres

Site Coverage: 4.79%

Power: 400 amp, 480 volts, 3 phase, 4 wire & 200 amp, 480 volt, 3 phase, 4 wire (TBC)

Building Details:

Main Floor Office: ±4,000 SF

Second Floor Office: ±3,888 SF

Parts Storage (Above Shop): ±3,850 SF

Breezeway: ±240 SF

Shop: ±22,680 SF

Total: ±34,685 SF

Loading Doors:

Grade (7) 14' x 16'; Grade (2) 10' x 12'

Lighting: Halide & T5

Heating: Radiant & Gas fire units

Sumps: Yes

Ceiling Height: ±25' clear

Crane: (1) 5'-ton, (1) 7.5'-ton, (1) 10'-ton

Make-Up Air System: 8,500 CFM (TBC)

OPPORTUNITY

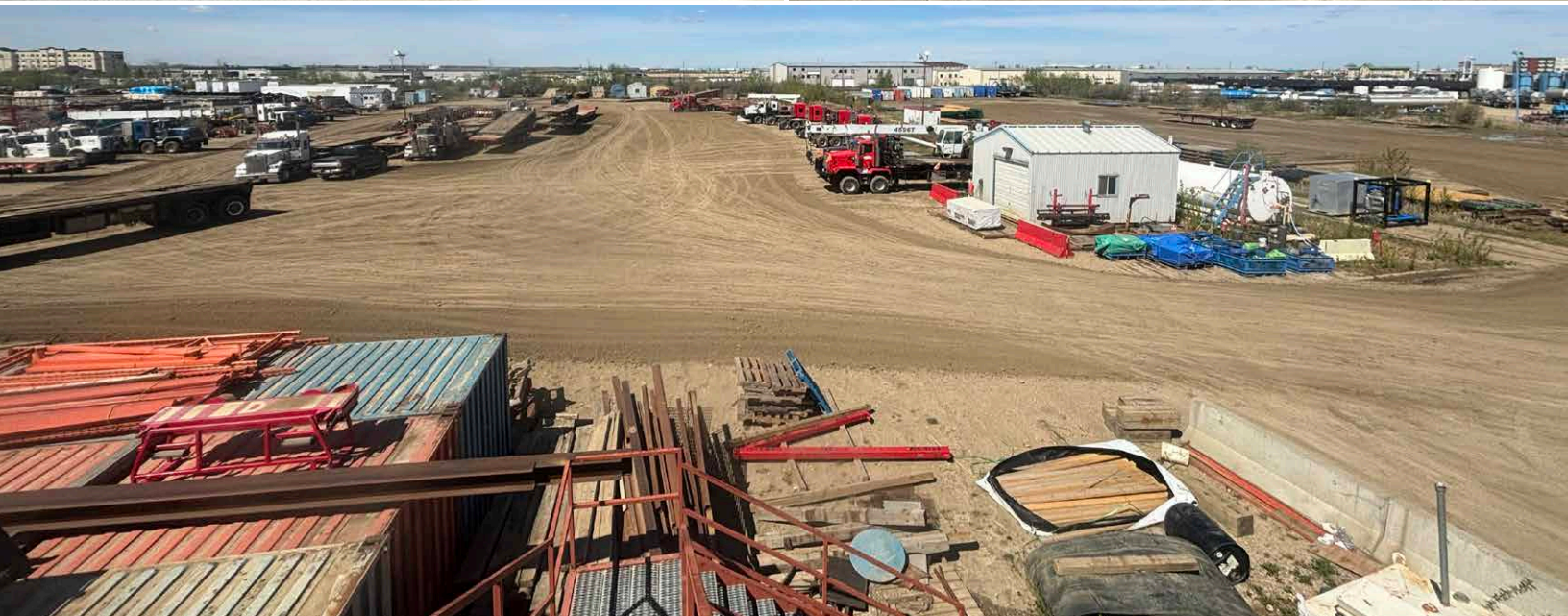
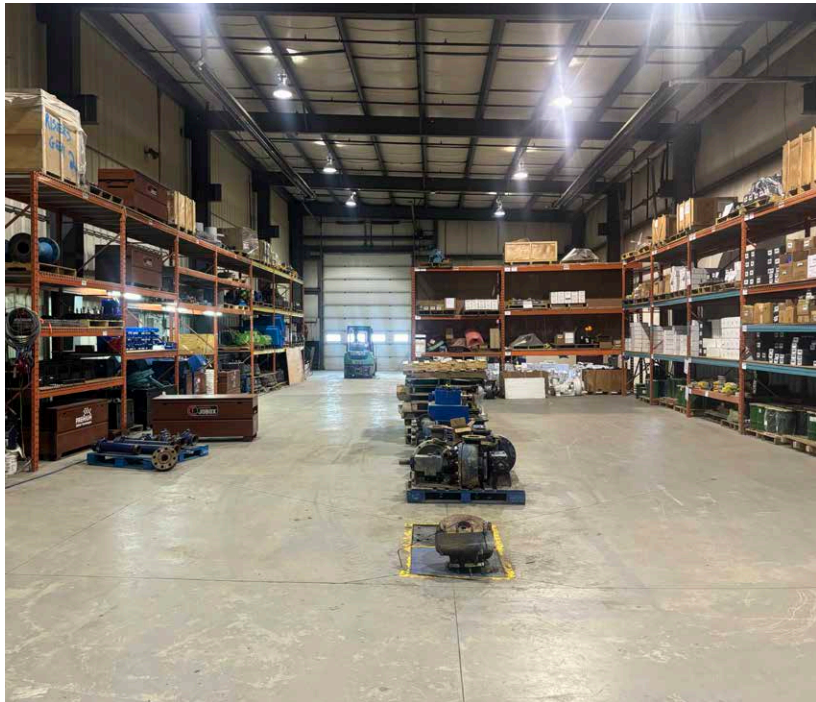
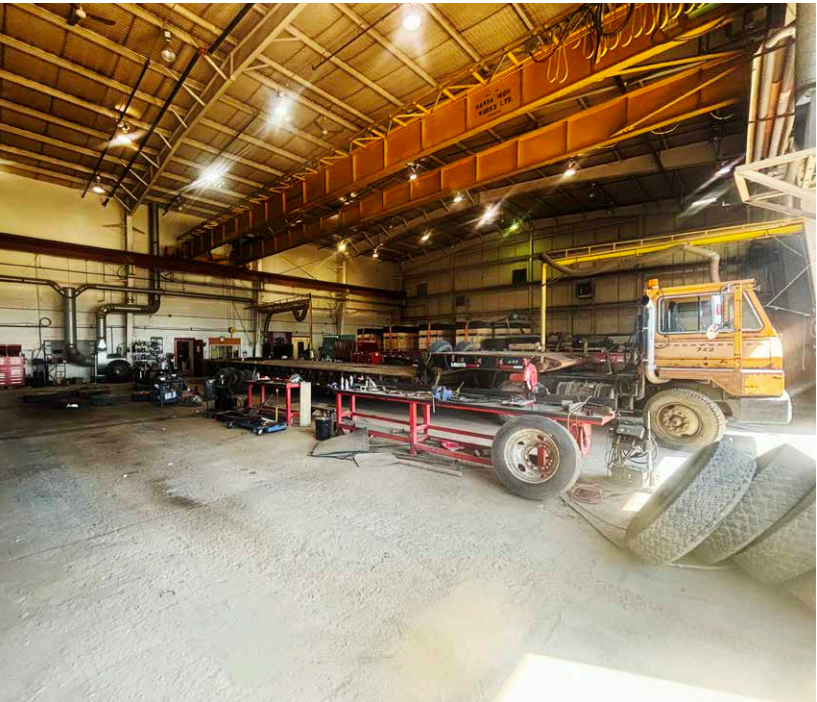
BUILDING ON 3 ACRES: \$12.00/SF

EXCESS LAND (9.9 ACRES): \$0.90/SF

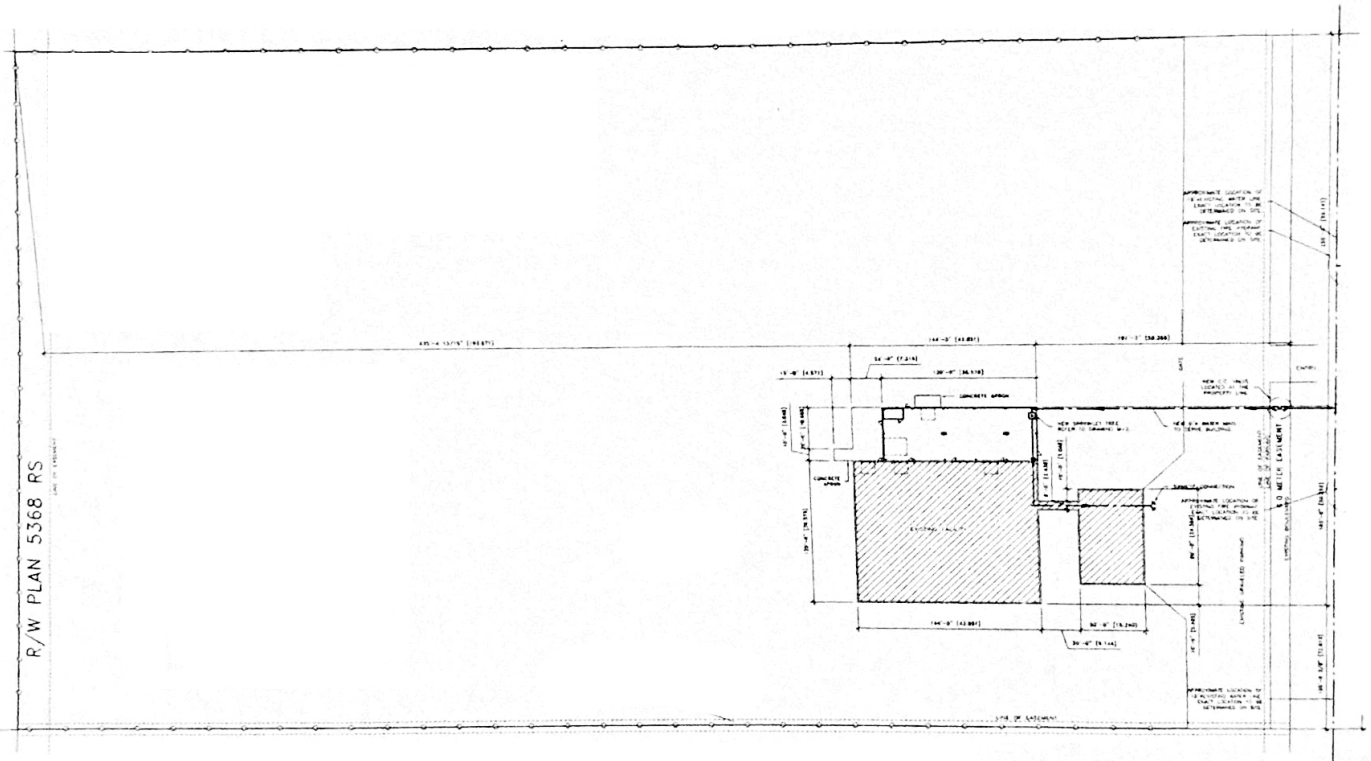
OPERATING COST: \$4.64/SF

TAXES: TBD

PROPERTY PHOTOS



SITE PLAN



**CUSHMAN &
WAKEFIELD**
Edmonton

Jeff Drouin Deslauriers
Associate Partner
780 701 3289
jeff.deslauriers@cwedm.com

Shelley Horb
Team Coordinator, Unlicensed
shelley.horb@cwedm.com