



#### **Jeff Drouin Deslauriers**

Associate Partner 780 701 3289 jeff.deslauriers@cwedm.com

#### Shelley Horb

Team Coordinator, Unlicensed <a href="mailto:shelley.horb@cwedm.com">shelley.horb@cwedm.com</a>

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# 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 apm, 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

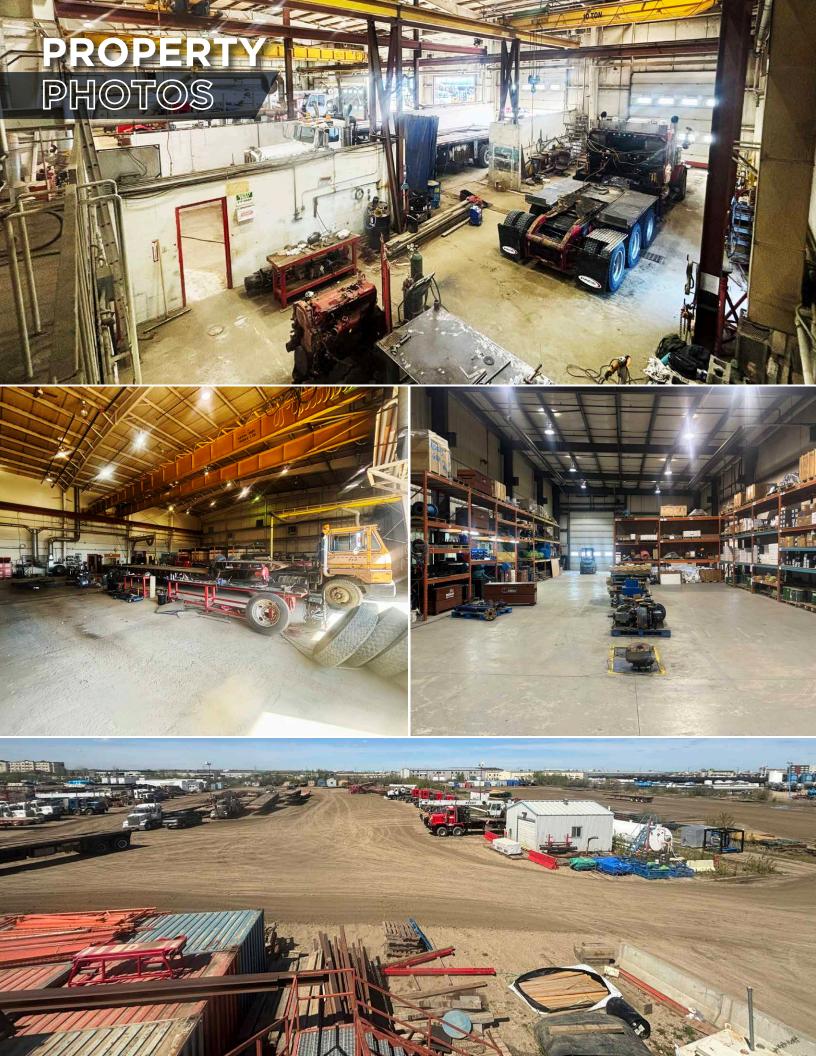
Make-Up Air System: 8,500 CFM (TBC)

#### **OPPORTUNITY**

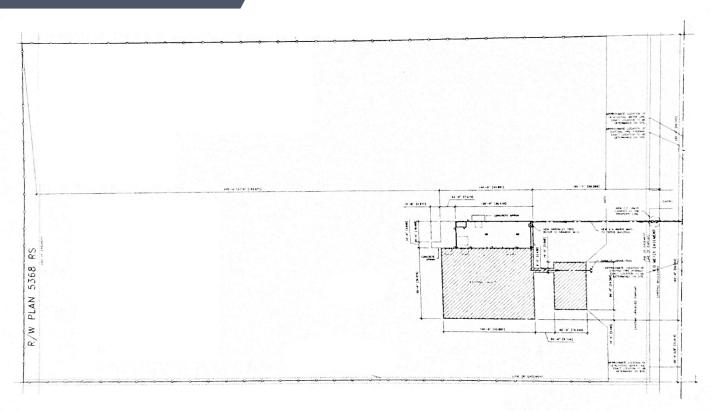
BUILDING ON 3 ACRES: \$12.00/SF EXCESS LAND (9.9 ACRES): \$0.90/SF

**OPERATING COST:** \$4.64/SF

TAXES: TBD



## SITE PLAN







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