



**3912 68th Avenue**  
**Leduc, Alberta**

**MLS # A2309167**



**\$2,950,000**

<b>Division:</b>	NONE
<b>Type:</b>	Warehouse
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	9,750 sq.ft.
<b>Zoning:</b>	Industrial Improved

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	N/A

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	1.22 Acres
<b>Lot Feat:</b>	-

This 9,750 sf industrial warehouse sits on 1.22 acres of fully fenced and well compacted yard in a handy location in the Leduc Industrial Park, just minutes from the heart of Leduc and 5 minutes from the QE II Highway near the Edmon-ton International Airport. Office space is 1,625 sf with a similar sized mezzanine for storage or extra office build-out. Warehouse space is 8,125 sf and includes 4 grade level 16' X 14' overhead doors and 3 man doors. 400A 480V/3 phase power, ra-diant heat and HID sodium lighting, 10 ton SWL overhead crane. 17' X 3' clear under hook and 19' clear under crane beam. Ceiling height is 24' at eaves. Improvements: Pre-engineered steel, metal clad 65' X 150' building with 1,625 sf of modern and functional office space include 3 offices, lunch room and washroom. Mezzanine allows for storage or additional office build-out. 8,125 sf of warehouse space includes washroom, mechanical room, 4 overhead doors, 10 ton crane, 2-stage sump, radiant heat, Sodium HID lighting and 480A/ 3 phase power.