



Leduc Alberta

\$11

Flexible demising options onsite between two buildings with up to 216,511 Sqft Available. Building A contains 65,000 sq.ft. of high-quality corporate campus office/warehouse buildout with developed mezzanine space and an additional 28,193 Sqft of warehouse that can be demised into smaller pockets. Building is elevator serviced, and fully sprinklered with multiple grade loading doors. Building C contains 99,450 sq.ft. warehouse plus 23,868 sq.ft. of bonus undeveloped mezzanine area ready for customization and can be demised as small as 5,500 sqft units. Building has both dock and grade loading with generous marshalling/loading area. Both buildings are high quality, energy efficient tilt up concrete construction. Additional 2 acres of develop ready land also available on site to accommodate a build to suit option or permit storage yard for tenants onsite. Net Lease Rate starting at \$10.50 per sq.ft. plus \$2.50 per sq.ft. operating costs. (id:6769)

Listing Presented By:



Originally Listed by:
NAI Commercial Real Estate Inc

<http://www.edmontoncommercial.com/>

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