



REALTOR



3912 68th Avenue Leduc Alberta

\$2,950,000

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 Edmonton 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' 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. (id:6769)

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