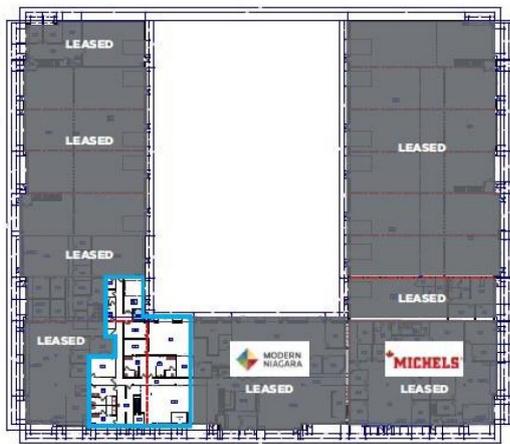


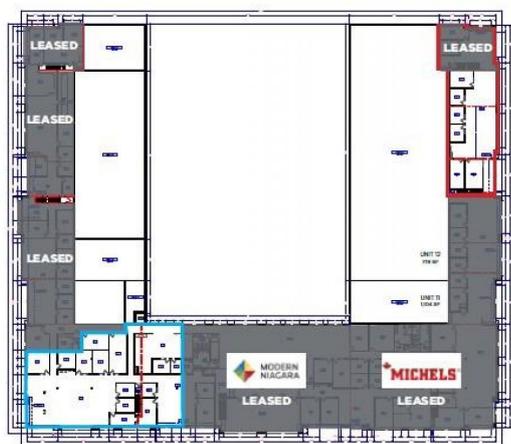
**BUILDING A - MAIN FLOOR**  
TOTAL SIZE: 5,333 SF

UNITS AVAILABLE		
Unit	Floor	Size
8	Main	5,333 SF
8	2nd	7,496 SF
14/15	2nd	1,827 SF
14-16	2nd	2,623 SF



2 ACRES  
YARD  
AVAILABLE

**BUILDING A - SECOND FLOOR**  
TOTAL SIZE: 10,119 SF



**BUILDING C BAYS**  
Scan or click to see brochure

# Leduc Alberta

\$11

Construction - Tilt Up Concrete. Excellent curb appeal and campus style office amenities. Ability to customize interior-build out to suit operator needs. New ownership with plans in place to complete \$3M+ in site work. Strategically located fronting Airport Road, the two properties are situated just east of the QEII providing direct global freight and passenger reach via the Edmonton International Airport ("EIA"), highway systems and rail infrastructure. Building A: 5333-12,829 sq.ft.? of office build out  
Other Property Types: Office  
Subject Space Width: 150  
Ownership Interest: Private  
Seller Rights: No  
Appointment Name: Ryan Brown  
Appointment Phone: 780-436-7410  
Lease Operating Costs Included: Property Taxes, Insurance, Common area maintenance  
Paragon Listing ID: E4370972 (id:6769)

Listing Presented By:



Originally Listed by:  
NAI Commercial Real Estate Inc



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

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