



For Sublease

Freestanding Building

8336 Sparrow Crescent | Leduc, AB

±8,900 SF on 1.80 Acres

- Rare Freestanding building for Sub-Lease
- Great access with visibility onto QE II
- Fully paved and fenced yard

For more information contact:

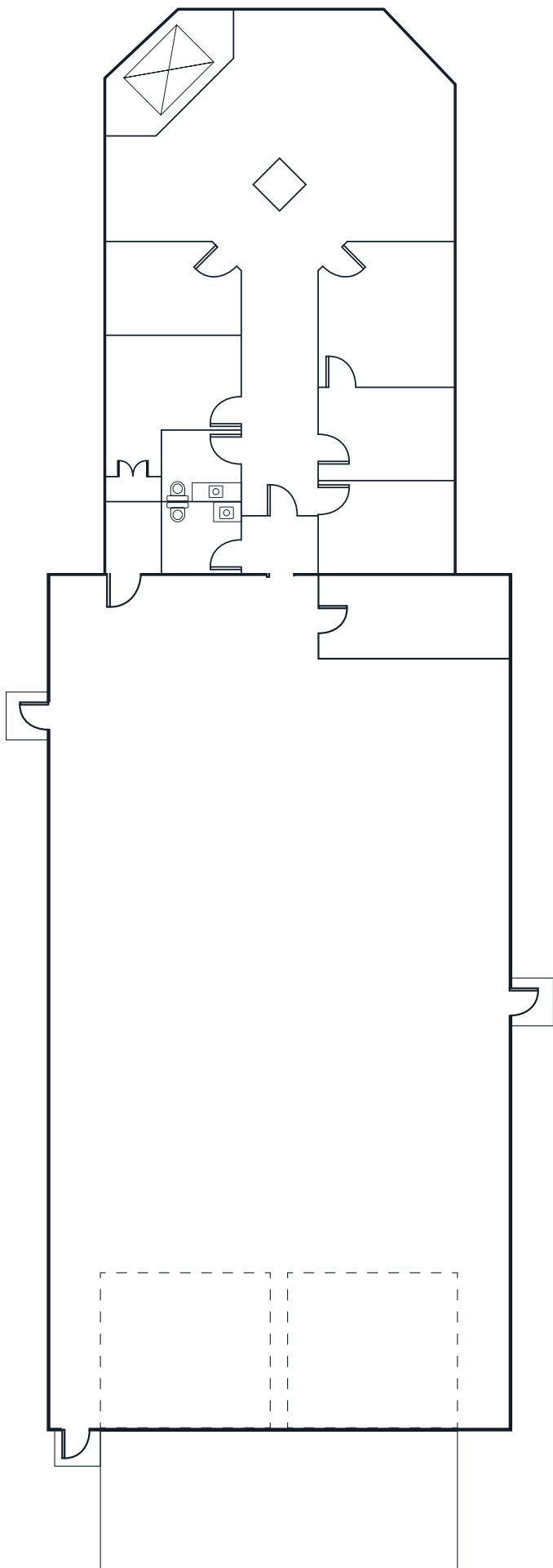
Darryl McGavigan
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Property Details

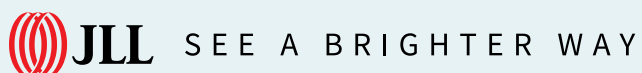
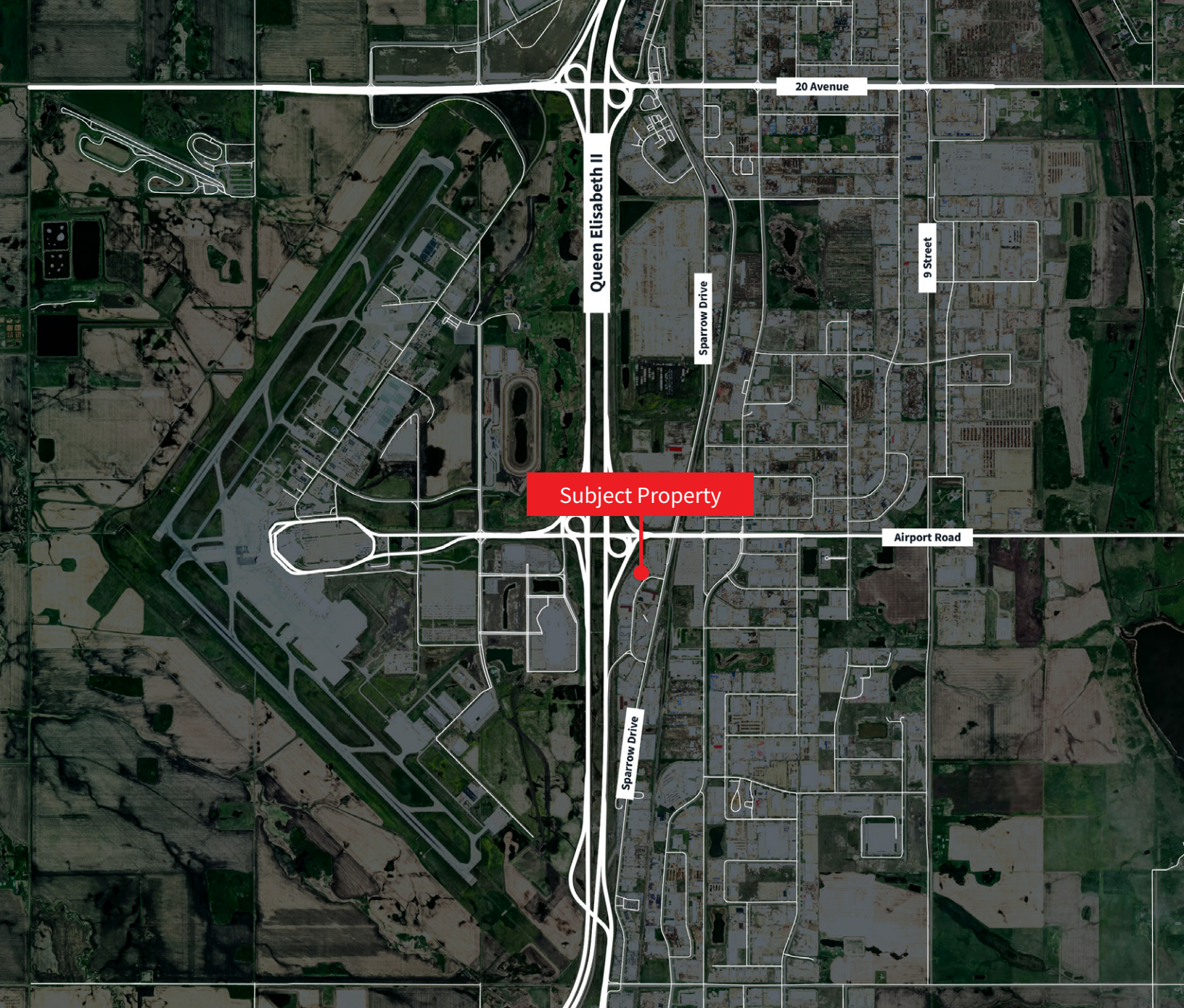
Municipal Address	8336 Sparrow Crescent, Leduc
Legal Description	Plan: 8521092; Block: 9; Lot: 3
Zoning	GC - General Commercial
Available Area	±8,900 SF
Site Size	1.80 Acres
Year Built	1998
Construction	Conventional steel
Column Grid	Clear span
Power	400 AMP

Heating	Radiant tube
Lighting	LED & T5
Loading	(2) 16'x16' Grade doors
Yard	Fully paved, fenced, and gated
Sublease Expiry	September 29, 2028
Lease Rate (PSF)	\$16.60
Op. Costs (PSF)	TBD
Occupancy	TBD



Note: Floor plan not drawn to scale, only for representation purposes



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