



For Lease

Leduc 65

6510 45 Street | Leduc, AB

7.54 Acres Acres of land

- Drive-through industrial complex with exposure
- Functional grade loading facility with yard storage
- Direct access to YEG International Airport
- Heavy power and active CP rail spur in NW corner of site

For more information contact:

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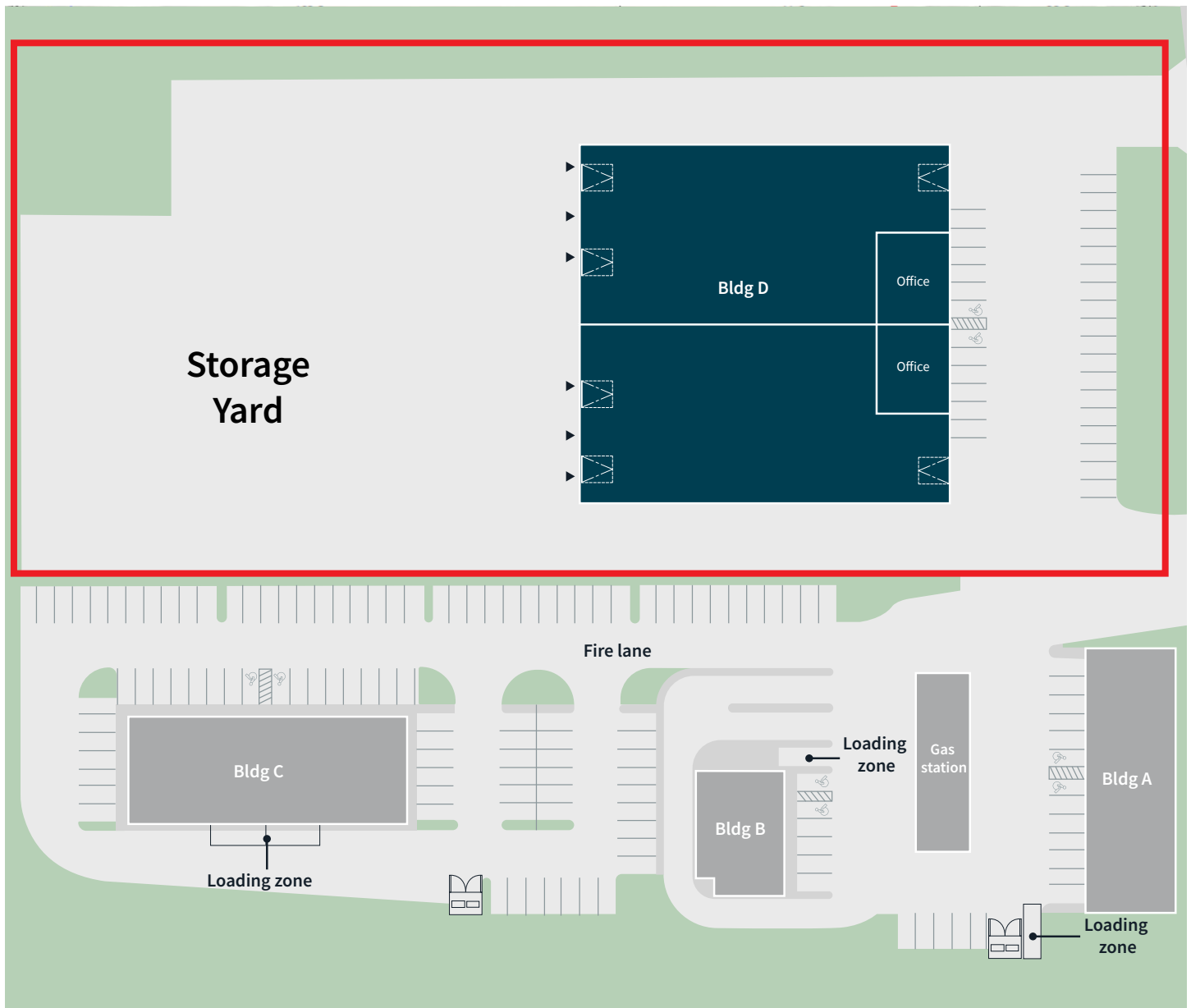
Property Details

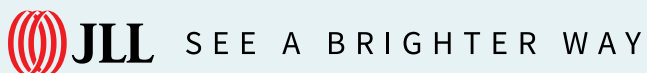
Municipal Address	6510 45 Street, Leduc
Legal Description	Plan 1821851, Block 1, Lot 16
Zoning	IL (Light Industrial)
Site Size	+/- 4 Acres
Total Leasable Area	45,000 SF
Duplex Leasable Area	22,500 SF
Duplex Warehouse	17,500 SF
Duplex Office	5,000 SF (2,500 SF per Floor)
Duplex Yard	1 Acre Graveled Yard per duplex
Loading	Six - 16' x 18' Grade Drive-Through Bays

Ceiling Height	28' Clear
Power	400 Amp, 600 Volt, 3-Phase per side
Sumps	Dual Compartment
Property Tax (2026)	\$50,715
Lease Rate (PSF)	\$20.00 PSF
Op. Costs (PSF)	Est. \$4.00 PSF
Availability	12 Months

Potential Site plan

Industrial Retail





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