



#102 & #103 3902 65A Avenue, Leduc

TURN-KEY OFFICE/WAREHOUSE WITH YARD

PROPERTY DETAILS

Address:	#102 & #103, 3902 65A Avenue, Leduc
Legal:	Plan 1621292, Units 21 – 32
Zoning:	IM (Medium Industrial)
Size:	6,720 SF (+/-)
Main Floor:	4,831 SF (+/-)
Second Floor:	1,889 SF (+/-)
Possession:	Immediate
Utilities:	Tenant responsible for utilities
Operating Costs:	\$4.75 / SF (2025 est.)
Bay Lease Rate:	\$13.50 / SF
Yard Lease Rate:	\$1.00 / SF

PROPERTY HIGHLIGHTS

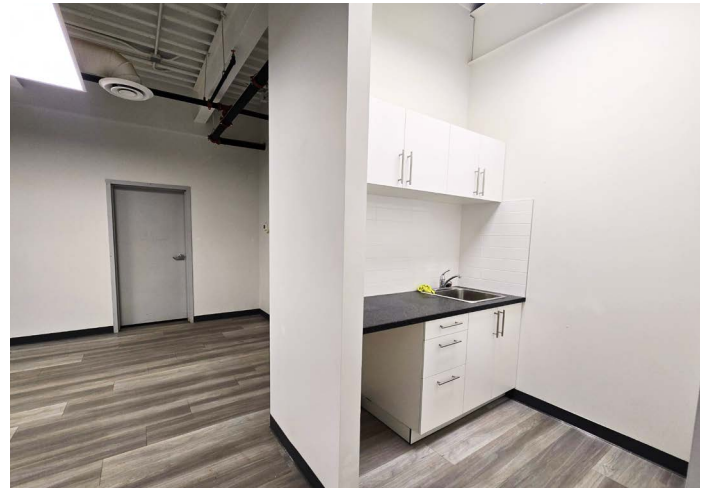
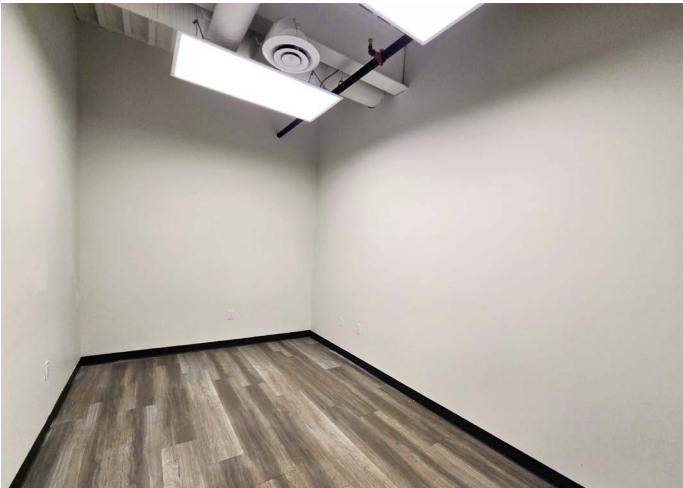
- NEW VACANCY
- Turn-key office/warehouse
- Recently built-out office with efficient layout
- Fenced yard compound available from 9,500 SF (+/-)
- 2 x Sunshine grade loading doors
- 2 x Sumps
- 21' Clear ceiling height
- LED Lighting throughout



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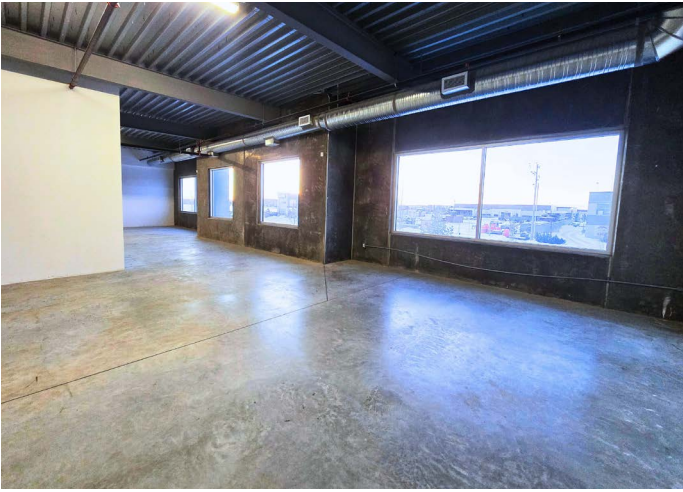
New Office Build-Out:



Property features:



Mezzanine Office:



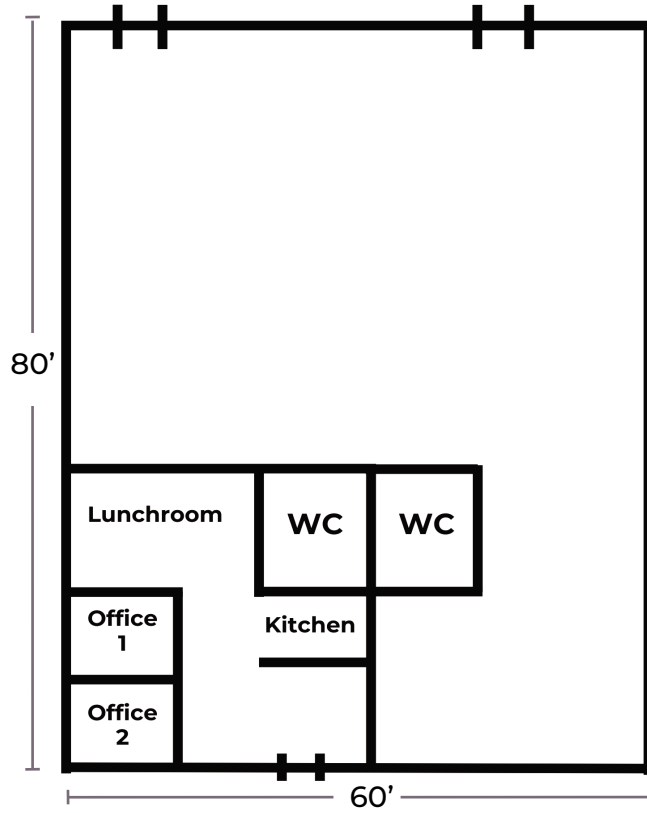
Shop:



FLOOR PLAN

#102 & #103, 3902 65A Avenue, Leduc

Property features:

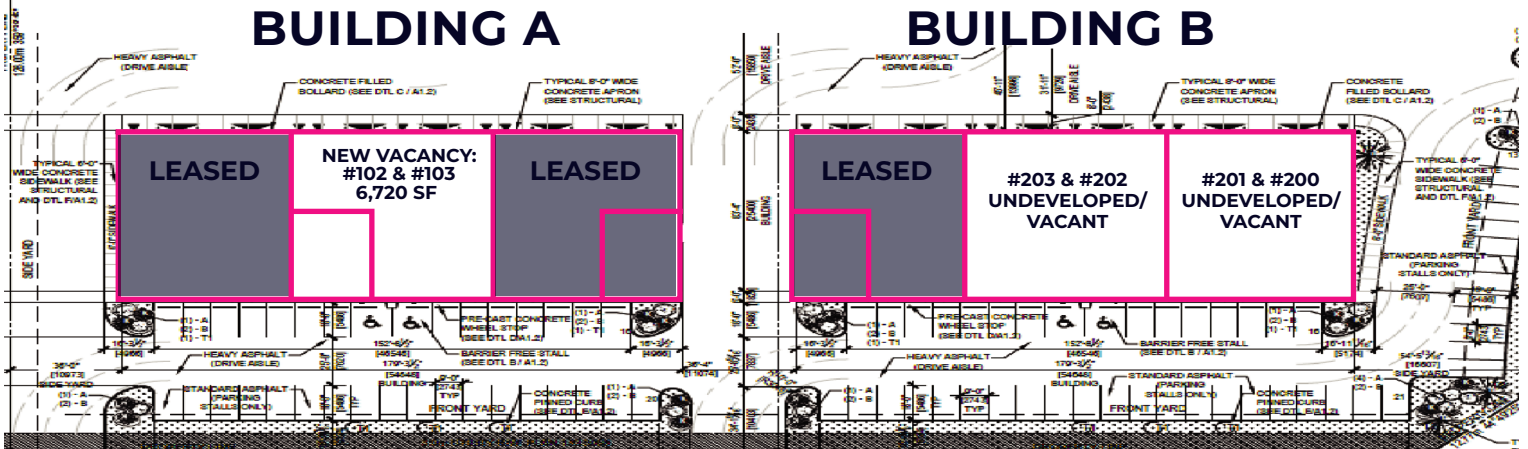


SITE PLAN



BUILDING A

BUILDING B



Neighbourhood features:



- Excellent access to major highways including Queen Elizabeth II Highway, Sparrow Drive and 65 Avenue
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont, Nisku and Edmonton
- Located in the Leduc Business Park

PROPERTY SPECIFICATIONS

Yard (Optional):	9,500 SF (+/-) / Bay -Fenced & gated
Heat:	Radiant
Power:	120/208 V / 200 A / 3 Phase (TBC)
Loading:	2 x 12' x 14' Sunshine Grade Doors
Ceiling Height:	21' Clear
Sump:	Yes



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