

# FOR SUBLEASE

LEDUC INDUSTRIAL/RETAIL BAY

NAI Commercial



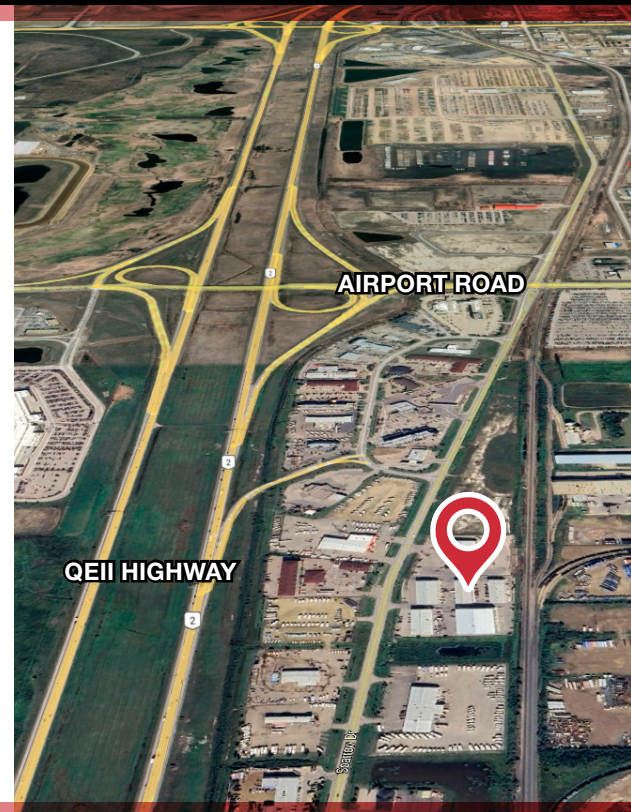
202, 7611 SPARROW DRIVE | LEDUC, AB | INDUSTRIAL/RETAIL BAY

## PROPERTY DESCRIPTION

- **Prime Location:** Located in heart of Leduc Business Park and excellent access to major roadways
- **Turnkey Industrial Condo:** Fully finished office space
- **Office Features:**
  - 3 Private Offices
  - Kitchenette
  - 2 Washrooms (1 with Shower)
- **High-Speed Internet:** Telus Fibre

### COLTON COLQUHOUN

Associate Broker  
780 830 9120  
colton@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



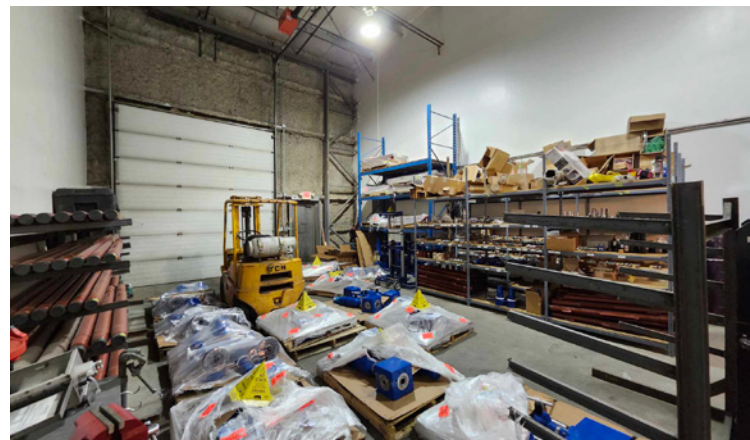
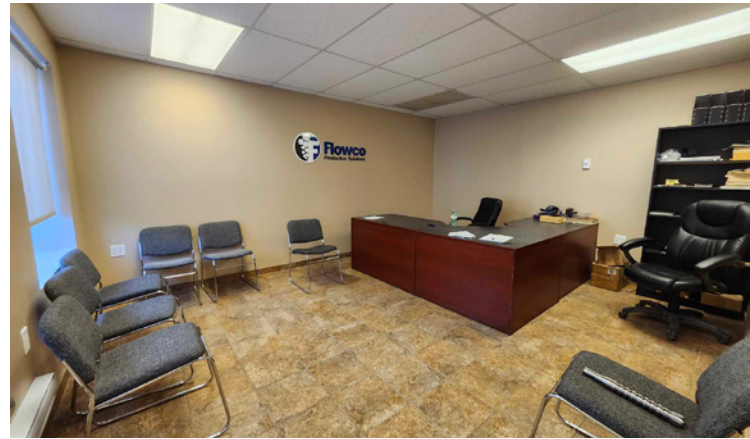
NAIEDMONTON.COM





### ADDITIONAL INFORMATION

AREA AVAILABLE	1,500 sq.ft.± main floor <u>770 sq.ft.± second floor</u> 2,270 sq.ft.± total
LEGAL DESCRIPTION	Plan 0727716, Unit 10
YEAR BUILT	2007
ZONING	IBL - Business Light Industrial
LOADING	Grade - 12'x14'
POWER	120/240 V/225 AMP/3 Phase TBC
CEILING HEIGHT	25' at peak
CLEAR HEIGHT	22'
SUMP	2-stage
CEILING FANS	Yes in warehouse
HEAT	Radiant - Warehouse Forced air - Office
SUBLEASE RATE	\$14.00 per sq.ft. per annum
OPERATING COSTS	\$3.90 per sq. ft. per annum includes building insurance, property tax, common area maintenance, and management fees (2025 estimate)
LEASE EXPIRY	June 30, 2027 *Potential for new headlease*





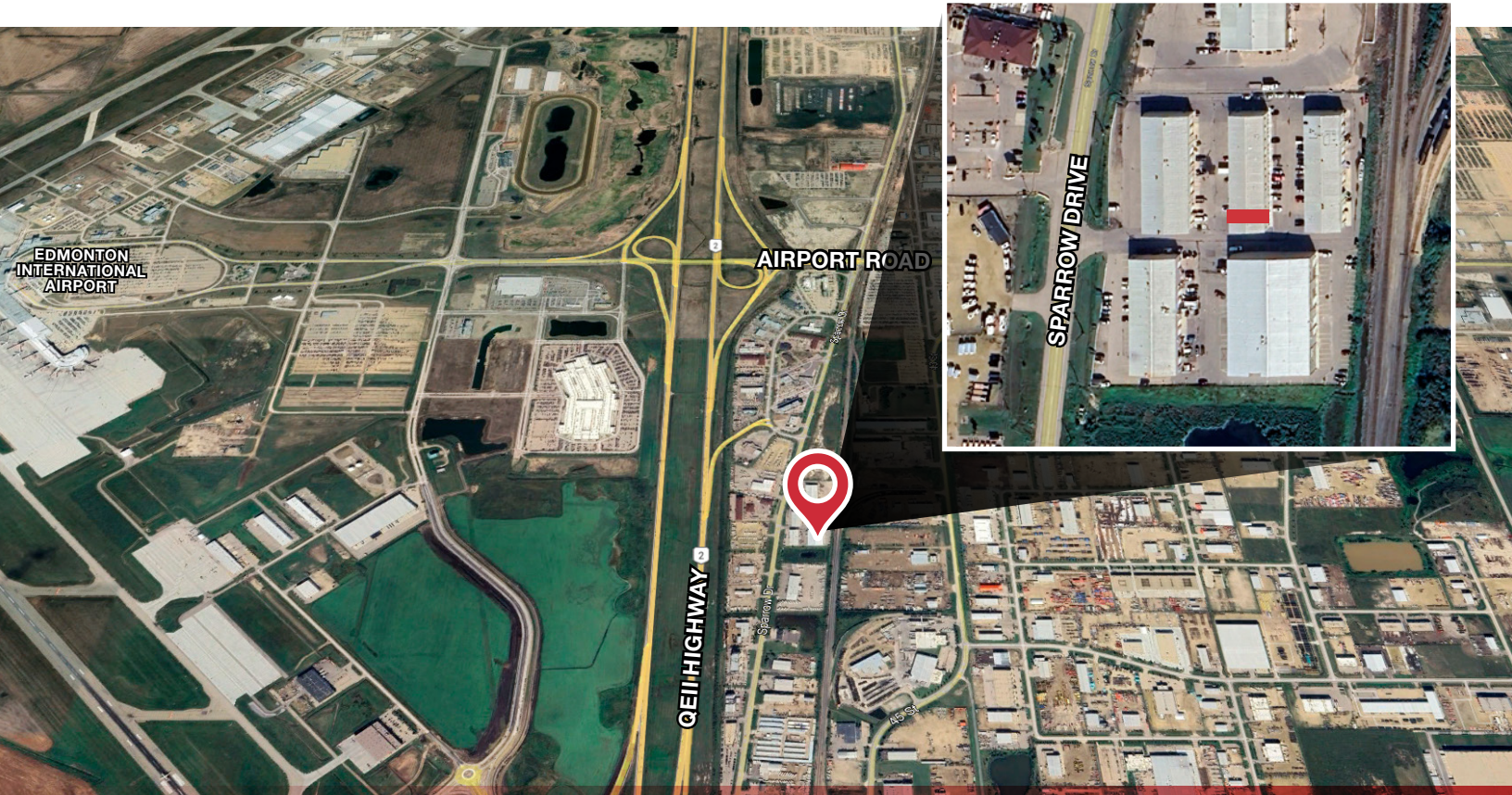
# FOR SUBLEASE

LEDUC INDUSTRIAL/RETAIL BAY

202, 7611 SPARROW DRIVE | LEDUC, AB



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAI EDMONTON.COM

7740 CC2-25