// **5,500 SF Building on 1.33 Acres**
Fenced, Gated, & Secured Yard

FOR SUBLEASE

6542 Sparrow Drive, Leduc

WARREN COCHLIN
Senior Vice President | Associate
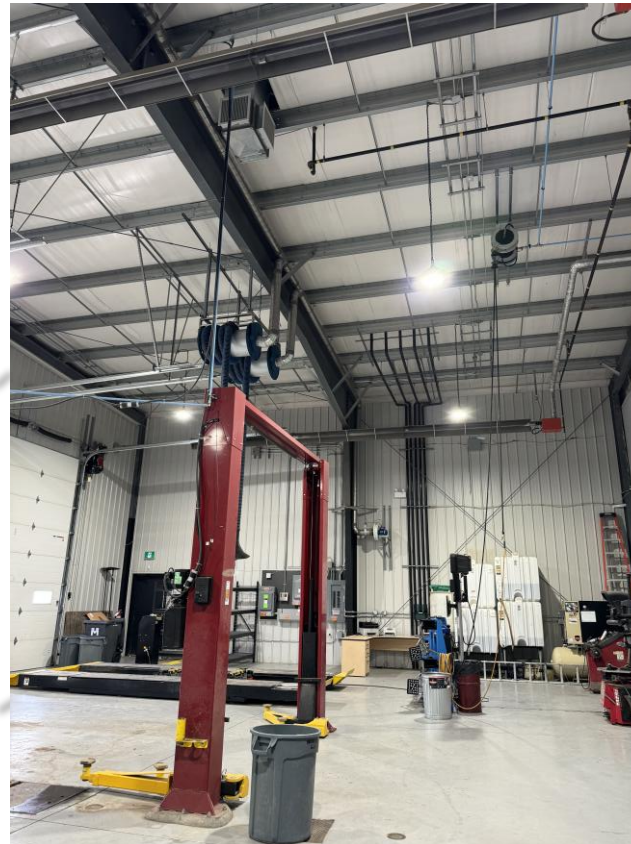780.701.1932 | wcochlin@cdnglobal.com

CARRIE PASEMKO
Associate
780.701.1930 | cpasemko@cdnglobal.com

www.cdnglobal.com

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PROPERTY HIGHLIGHTS

- 5,500 SF freestanding building on 1.33 acres
- 1,500 SF of showroom/office, and 4,000 SF of shop with alignment machine, two post lift, four post lift, air compressor, and more
- Four (4) grade loading doors (14' x 16')
- Yard area is fully fenced, gated, and secured
- Excellent exposure to QEII, 50 Street, and highway overpasses
- Ability to continue occupancy on a headlease basis
- Substantial amount of machinery, furniture, fixtures, and computer equipment included in Sublease. Contact listing agent for a detailed list

PROPERTY OVERVIEW

PROPERTY LOCATION	6542 Sparrow Drive, Leduc
SIZE	5,500 SF
SITE SIZE	1.33 Acres
LOADING	Four (4) 14' x 16' grade
ZONING	GC – General Commercial
PARKING	103 Stalls
CEILING	21' Clear
AVAILABLE	Immediately
POWER	400 Amp, 208-120V, 3 Phase (TBC)
SUBLEASE EXPIRY	May 30th, 2027
SUBLEASE RATE	$18,800 per month
OPERATING COSTS	$5.75 per square foot (TBC)

LOCATION

Anthony Henday Drive

Queen Elizabeth II Hwy

YEG EDMONTON INTERNATIONAL AIRPORT

CITY OF Leduc

6542 Sparrow Drive

Google Earth

Drive Times:

QEII: **6 minutes**

Edmonton City Limits: **10 minutes**

Downtown Edmonton: **30 minutes**

Nearby Amenities
Easy accessibility and close proximity to:

Banks & financial institutions

Restaurants & fast food

fuel/ charging stations

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CDN GLOBAL ADVISORS LTD.
#101, 101559 172 Street, Edmonton, AB
www.cdnglobal.com

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