

AVAILABLE NOW



3306 Allard Avenue, Leduc

Freestanding Industrial Building



PROPERTY DETAILS

| | |
|-------------------|--------------------------------|
| Address: | 3306 Allard Avenue, Leduc |
| Legal: | Plan 1521918, Block 18, Lot 14 |
| Local Government: | City of Leduc |
| Zoning: | IM (Medium Industrial) |
| Site Size: | 2.03 Acres (+/-) |
| Total Size: | 28,700 SF (+/-) |
| Warehouse Size: | 25,100 SF (+/-) |
| Office Size: | 3,600 SF (+/-) |
| Available: | Immediately |
| Sale Price: | \$7,899,999.00 |
| Lease Rate: | \$17.00 / SF |
| Op Costs: | \$4.00 / SF (est. 2025) |



PROPERTY HIGHLIGHTS

- READY TO WORK
- Oversize grade loading doors
- 10 T crane capable
- Washbay
- Built out office
- Gravel, Fenced and Gated yard



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**PROPERTY
DETAILS**

| | |
|-------------------|--|
| Yard: | Fenced & Gravel Yard |
| Heat: | Radiant |
| Makeup Air: | Yes - If required |
| Ceiling Height: | 28' |
| Crane: | 1 x 10 Ton Capable |
| Underhook Height: | 22' (estimated) |
| Sump: | Yes |
| Power: | 400 A*/120-208V, 480V, 6,000V/3 Phase(TBC) *400 A more can be added if required |
| Loading: | 4 x 18' x 18' Grade Doors 1 x 16' x 16' Grade Door |





FLOOR PLAN

3306 Allard Avenue, Leduc

Neighbourhood features:



AIRPORT



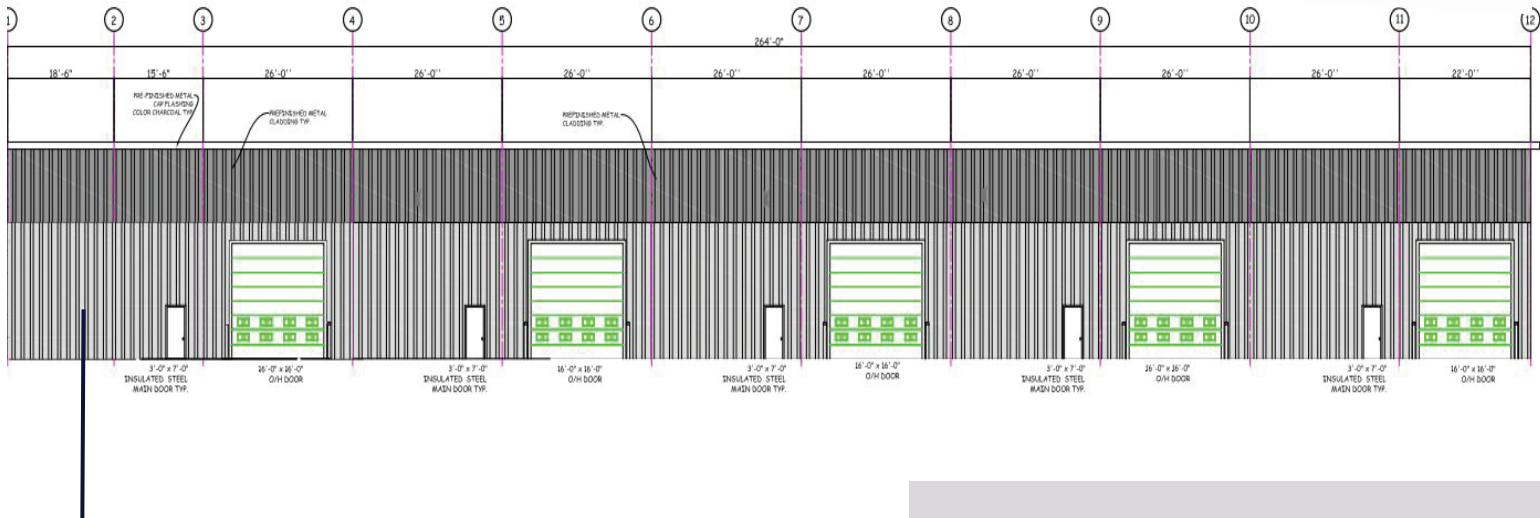
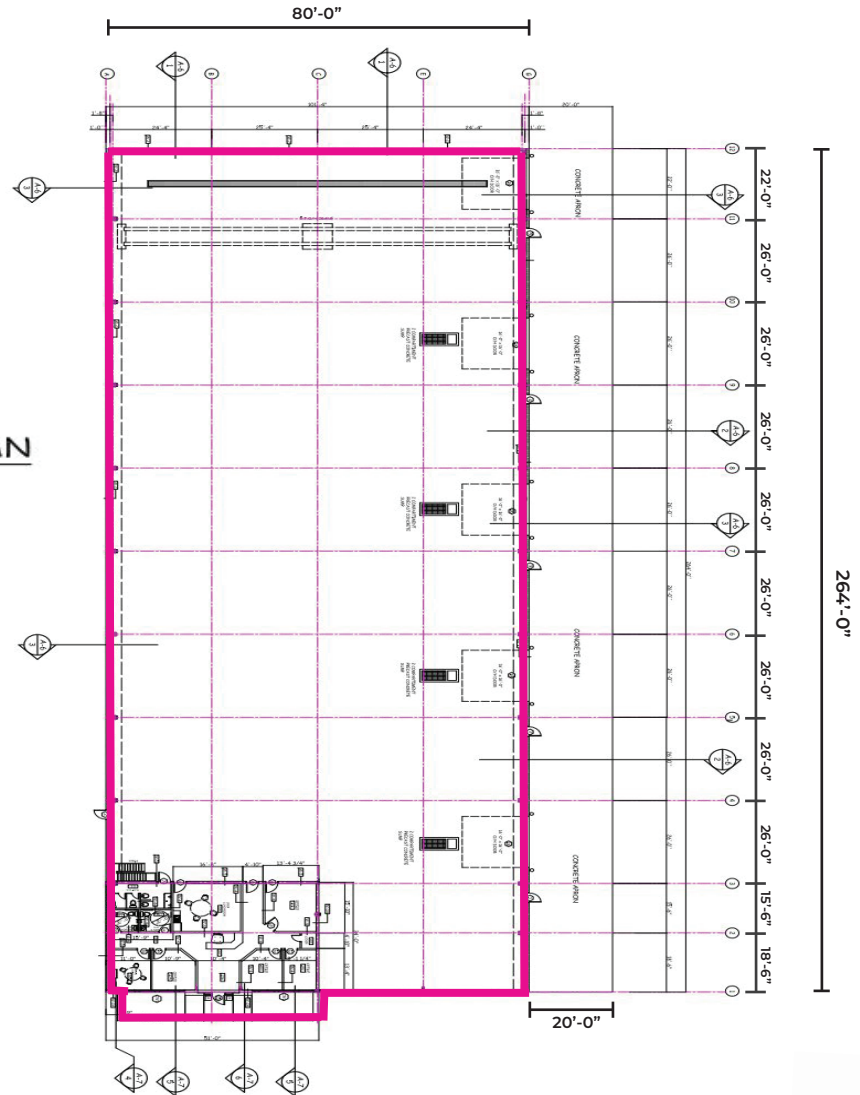
HWY ACCESS



RESTAURANTS

MAIN FLOOR PLAN

SCALE: 1" = 100"



Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise.



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LOCATION FEATURES

- Excellent access to major highways including Highway 625, 19, Queen Elizabeth, Sparrow Drive, Airport Road and Nisku Spine Road.
- Quick Access to Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino, BeauMont and Edmonton
- Neighbouring Business include Tadano America Corporation, Vulcraft, TNT Crane & Rigging, Welltec Canada Inc. and Ford Motors.
- High exposure to Allard Avenue

