

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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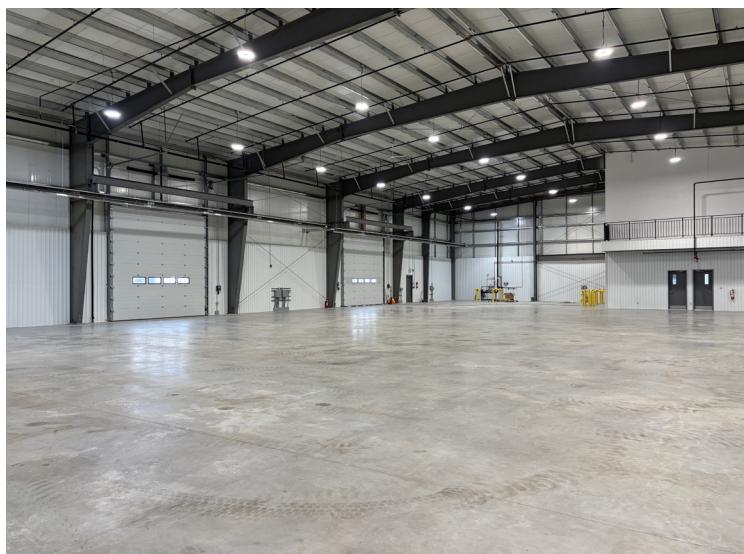
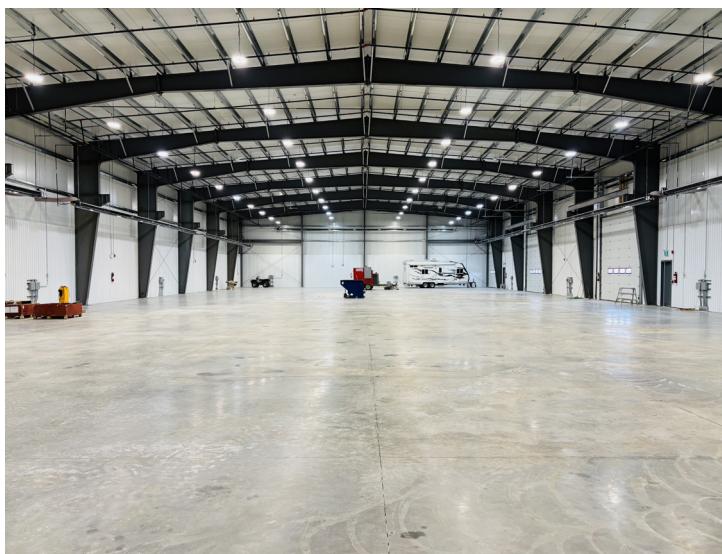
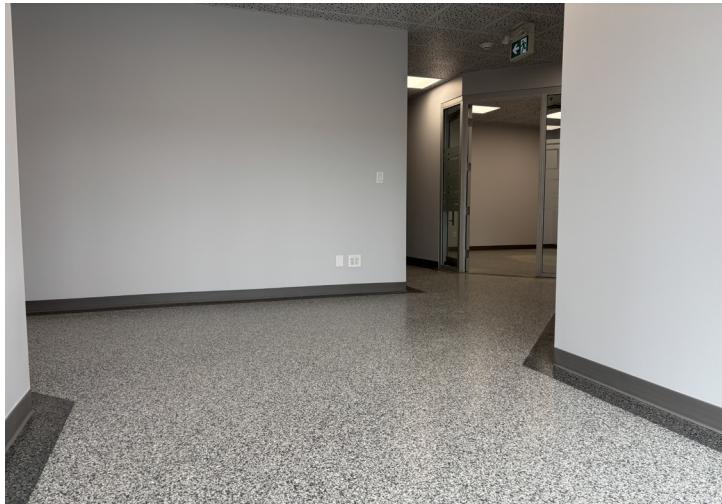
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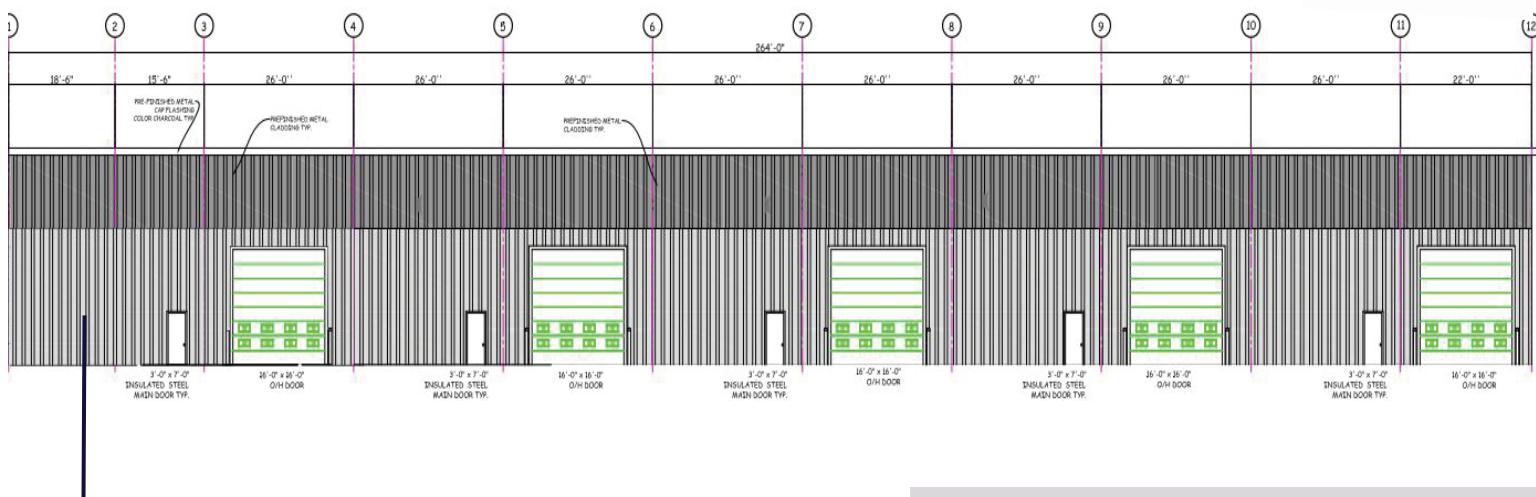
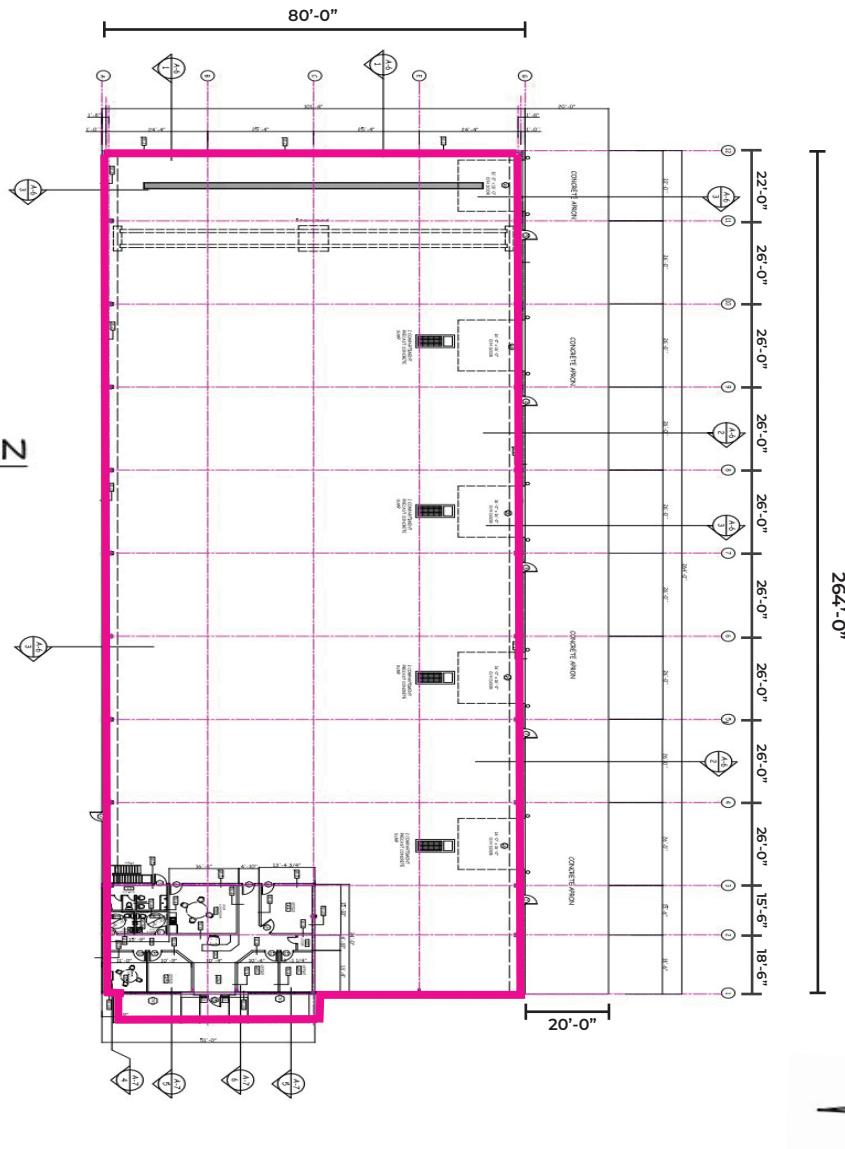
**PROPERTY
DETAILS**

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




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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Neighbourhood features:


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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
- Neighboring Business include Tadano America Corporation, Vulcraft, TNT Crane & Rigging, Welltec Canada Inc. and Ford Motors.
- High exposure to Allard Avenue



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