



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SUBLEASE

FREESTANDING BUILDING WITH DOCK AND GRADE LOADING

±19,890 SF ON ±2.03 ACRES AVAILABLE

FREESTANDING FACILITY

3307 74 AVENUE, LEDUC, AB

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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PROPERTY DETAILS

LEGAL DESCRIPTION	Plan 1423864, Block 18, Lot 6
YEAR BUILT	2015
ZONING	IM - Medium Industrial
LEASABLE AREA	19,890 SF
SITE SIZE	±2.03 Acres
SITE COVERAGE RATIO	22.49%
LOADING DOORS	Grade (4) 14' x 16' Dock (1) 8' x 10'
POWER	400 Amp, 600 Volt, 3 Phase (TBD)
HEATING	Gas fire unit
LIGHTING	T5
SUMPS	Yes
CLEAR HEIGHT	24'
SPRINKLERED	Yes
CRANE	(1) 1-ton jib crane



PROPERTY HIGHLIGHTS

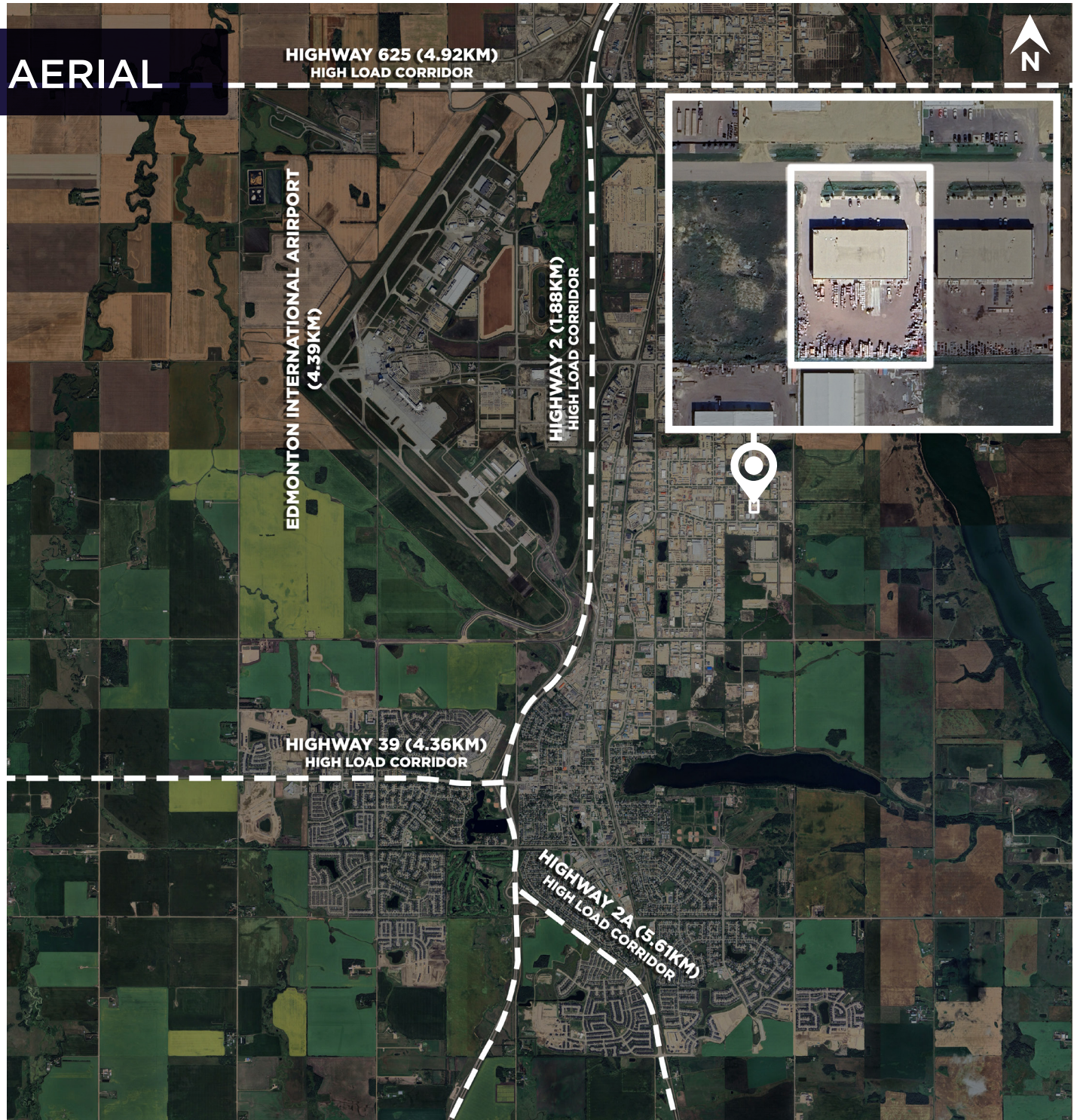
- Two site access points serving a fenced, gated compacted graveled yard
- High-efficiency freestanding building
- Insulated concrete tilt-up construction
- Crane-ready (10-tonne capacity)
- Drive-thru wash bay
- Concrete storage mezzanine (TBC)
- Telus Fibre Optic
- Racking - Negotiable
- Jib Crane - Negotiable

SUBLEASE RATE	Market
OPERATING COST	Self-managed
AVAILABILITY	September 1, 2026
SUBLEASE EXPIRY	December 31, 2032

PROPERTY PHOTOS



AERIAL



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