



3306 Allard Avenue, Leduc

Industrial Development

## 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 (+/-)
Possession:	January 2025
Sale Price:	\$7,899,999.00

## PROPERTY HIGHLIGHTS

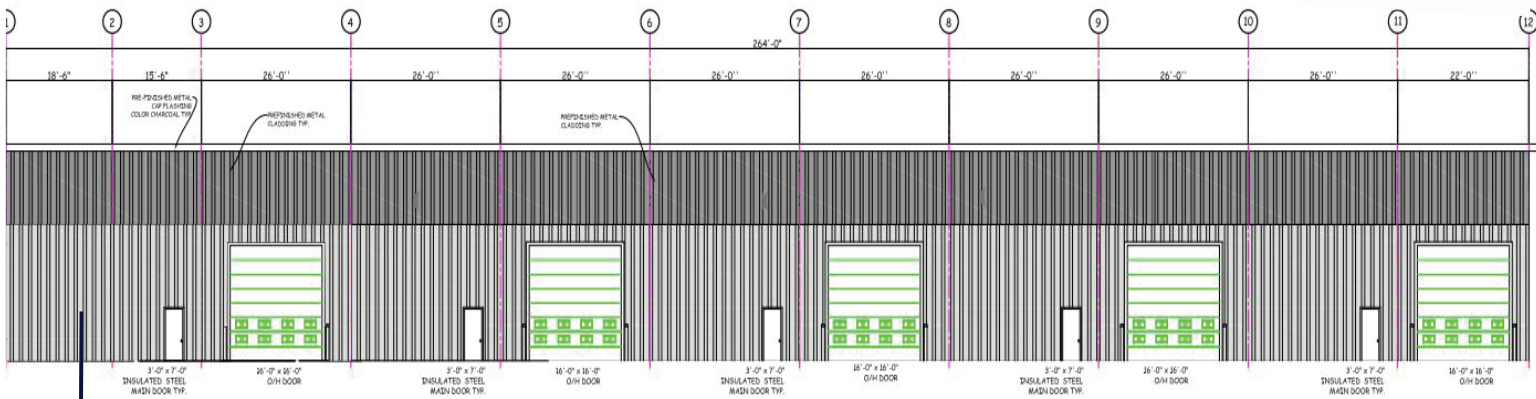
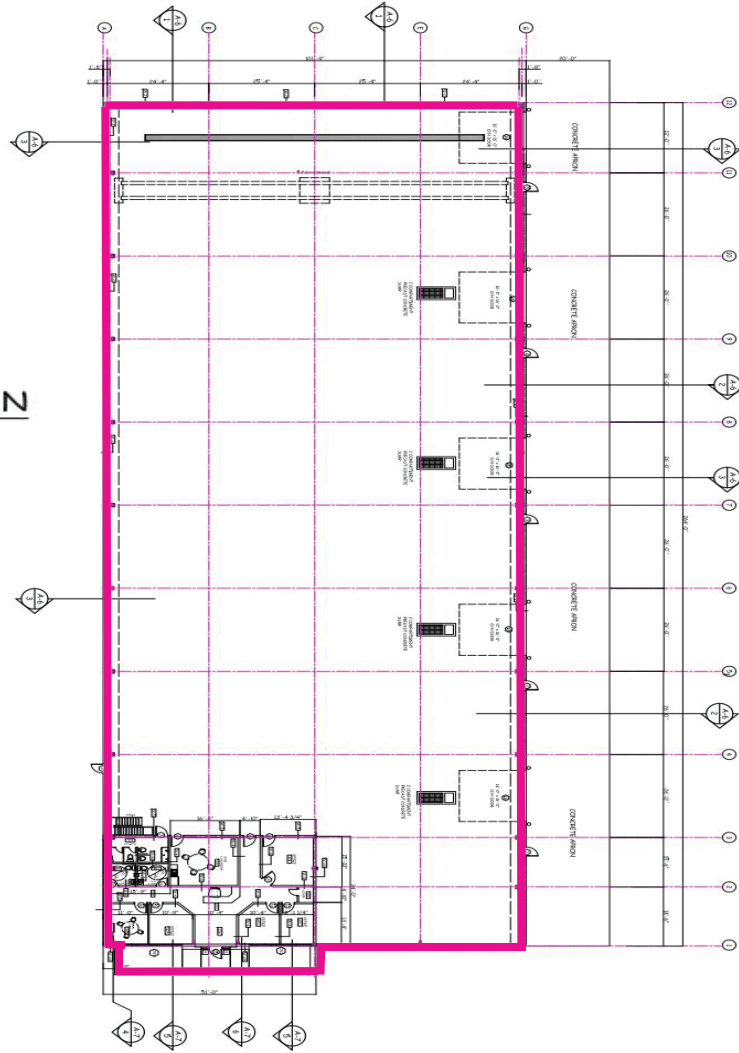
Yard:	Fenced & Gravel Yard
Heat:	Radiant
Makeup Air:	Yes - If required
Ceiling Height:	28'
Crane:	1 x 10 Ton Capable
Underhook Height:	22' (estimated)
Sump:	Yes
Power:	400 A*/120-208V, 480V, 6,000V/3 Phase(TBC) *400 A more can be added if required
Loading:	4 x 18' x 18' Grade Doors 1 x 16' x 16' Grade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



**Erin Oatway**  
Partner / Associate  
780-218-7585  
erin@aicrecommercial.com

**Jim McKinnon**  
Broker / Partner  
780-719-8183  
jim@aicrecommercial.com

**MAIN FLOOR PLAN**  
SCALE: 1" = 100"



**Erin Oatway**  
Partner / Associate  
780-218-7585  
erin@aicrecommercial.com

**Jim McKinnon**  
Broker / Partner  
780-719-8183  
jim@aicrecommercial.com



**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



Disclaimer: This disclaimer applies to AICRE COMMERCIAL. The information set out, including, without limitation, any projections, images, opinions, estimates or assumptions obtained from third parties has not been verified, and AICRE COMMERCIAL does not guarantee or represent the accuracy or completeness of the information. The recipient of the information should take steps they deem necessary to verify the information. The information may change at any time.



**Erin Oatway**  
Partner / Associate  
780-218-7585  
erin@aicrecommercial.com

**Jim McKinnon**  
Broker / Partner  
780-719-8183  
jim@aicrecommercial.com