



For Sublease
3902 77 Avenue

Leduc, AB

33,450 SF on 8.74 Acres

- Drive through building with wash bay and oversized grade doors
- Large compact graveled and fenced yard with two access points
- Attractive office buildout

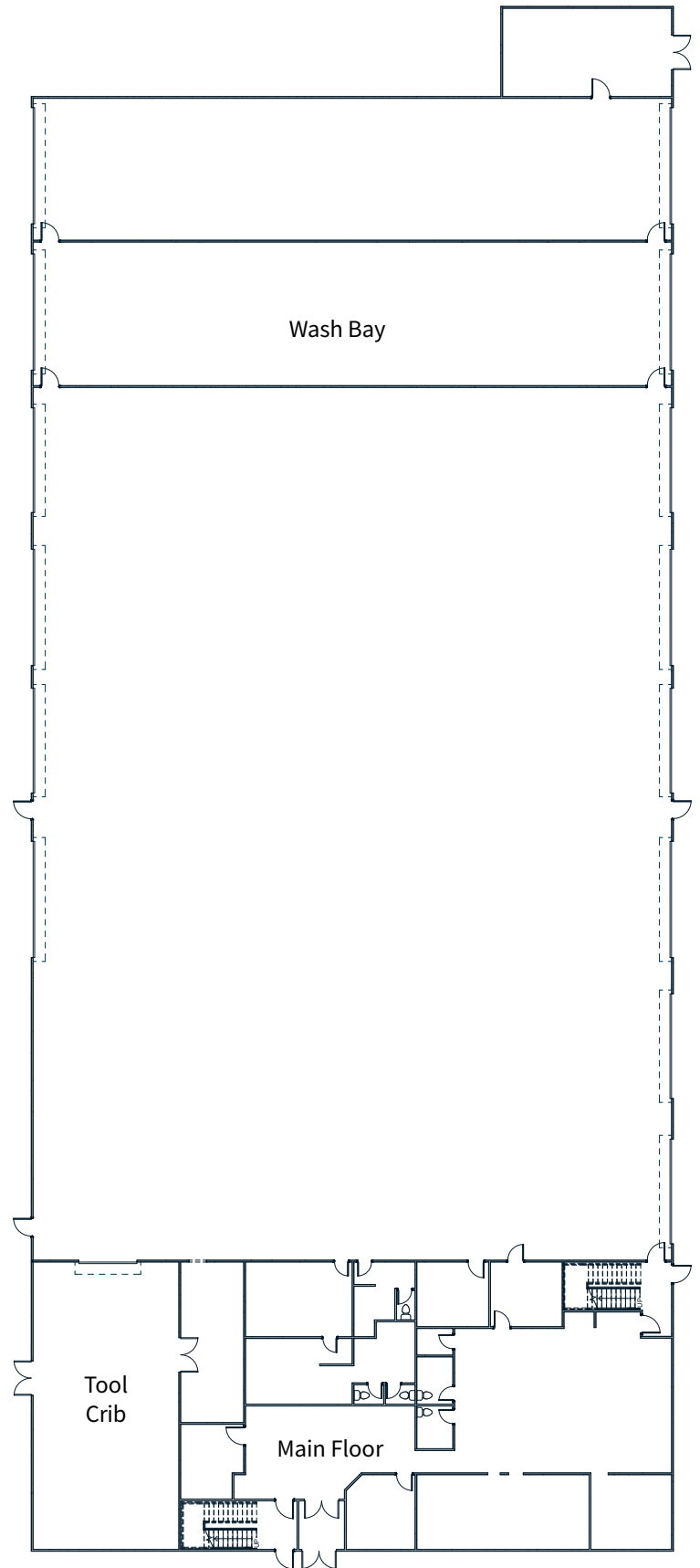
For more information contact:

Darryl McGavigan
Senior Vice President
780 328 0064
Darryl.McGavigan@jll.com

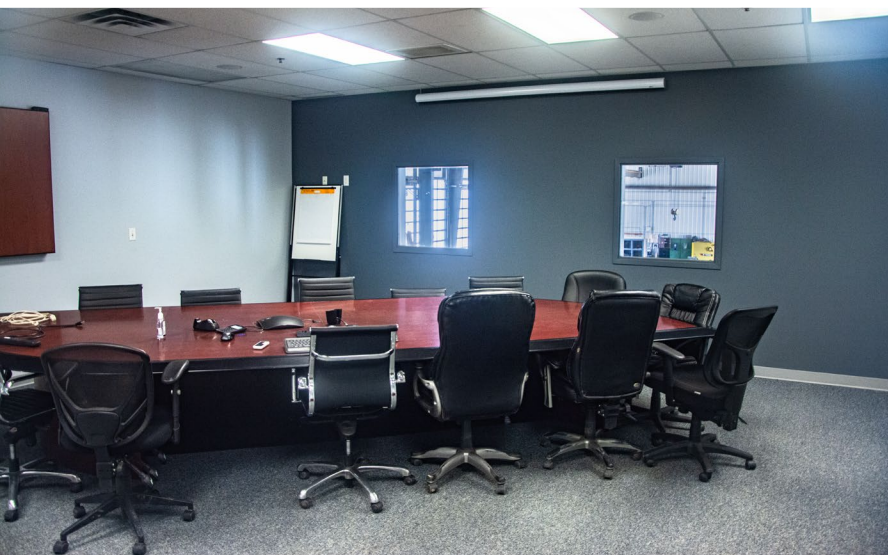
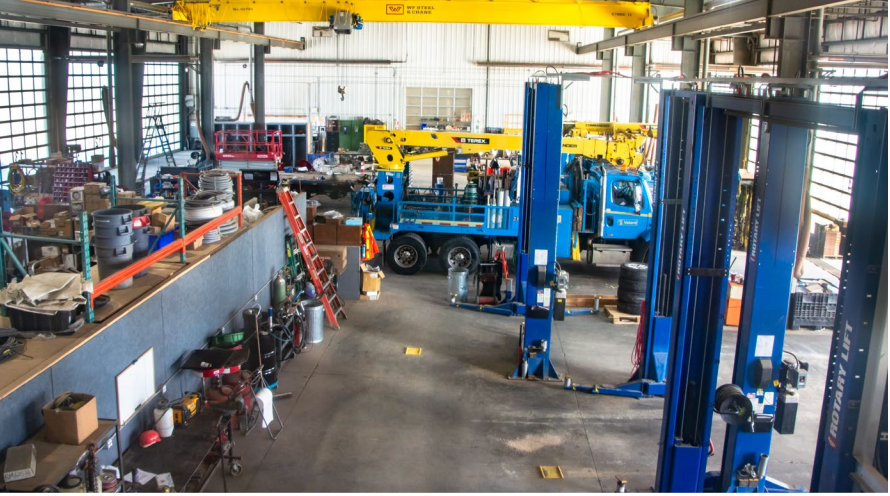
Mackenzie York
Associate Vice President
780 328 0062
Mackenzie.York@jll.com

Property Details

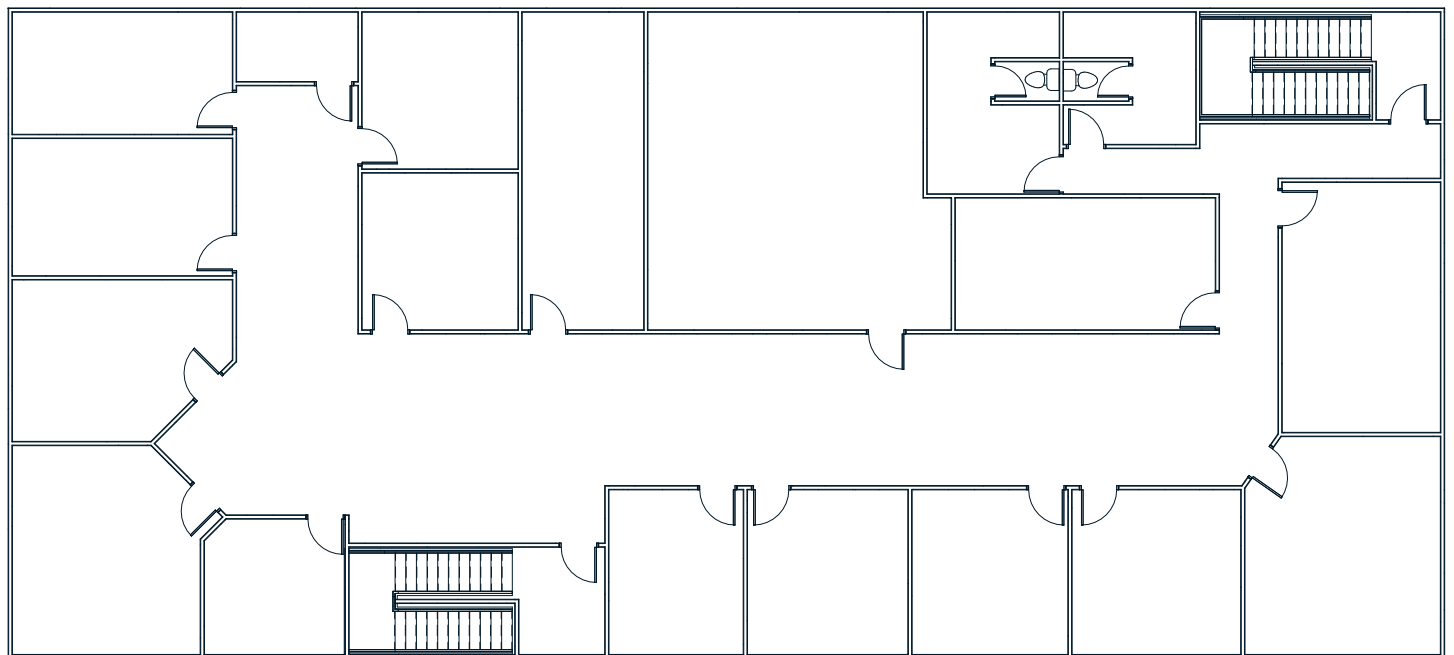
Legal Description	Plan: 0524392, Block: 8, Lot: 17 Plan: 2021125, Block: 8, Lot: 18A Plan: 2021125, Block: 8, Lot 20 Plan: 0524392, Block: 8, Lot: 21
Zoning	IM - Medium Industrial
Year Built	2005
Building Size	33,450 SF
Site Size	8.74 Acres
Site Coverage Ratio	8.79%
Construction	Insulated Metal Panel
Column Grid	TBD
Building Dimensions	110' x 250'
Power	800 Amp, 347/600 volt (with transformer)
Ceiling Height	25' - 30'
Heating	Radiant
Lighting	Warehouse: LED Office: T5
Sprinklered	Yes
Loading	Sunshine grade doors with drive through capability (4) 18' x 20' (10) 20' x 20'
Cranes	(2) 10-Ton bridge cranes (2) 1-Ton jib cranes
Yard	Fully fenced, gated and secured gravel yard
Occupancy	Negotiable
Sublease Expiry	February 27, 2027
Lease Rate (PSF)	\$15.00
Op. Costs (PSF)	TBD
Comments	Full make up air with exhaust snorkels Wash bay with drive-through capability Trench drains and 2-stage sump Water treatment system Tool crib A/C in office



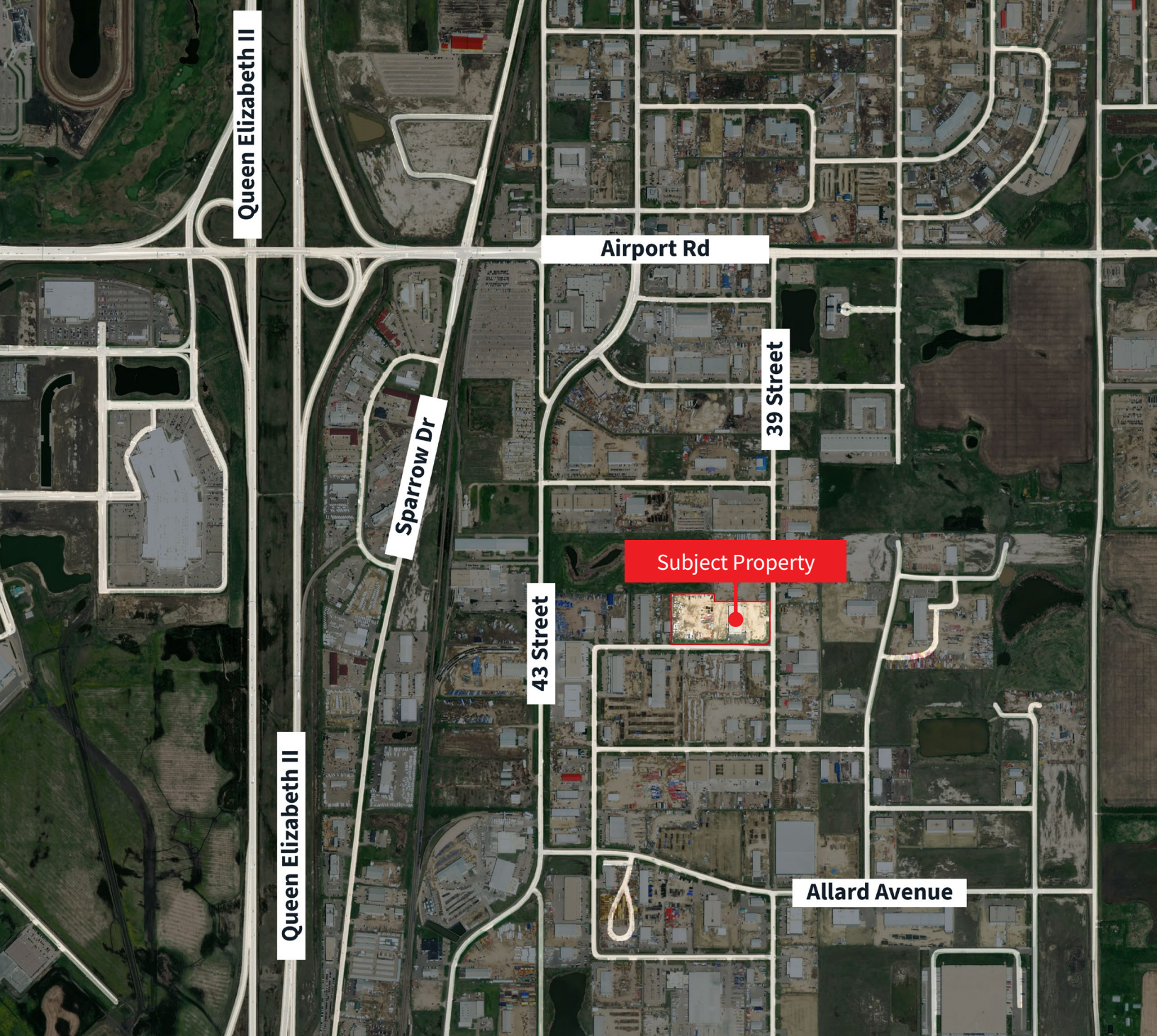
*Not drawn to scale, only for reference purposes



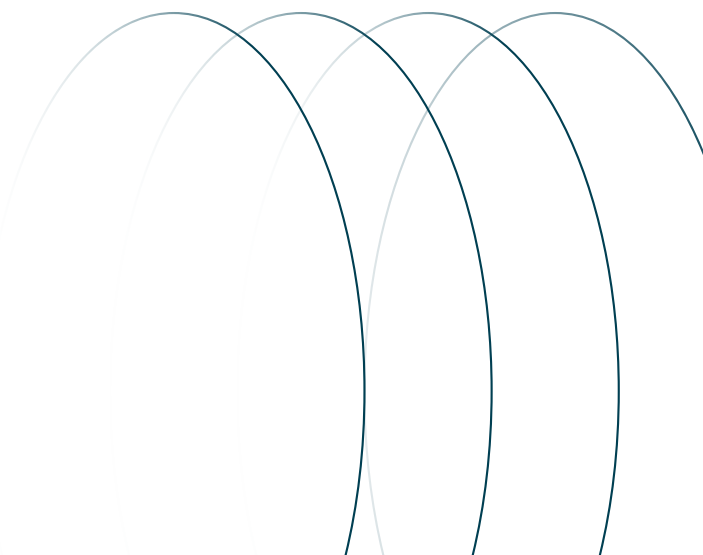
Second Floor



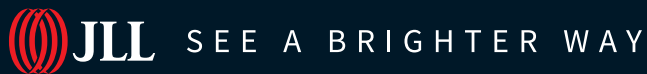
*Not drawn to scale, only for reference purposes



Great opportunity to get into a modern drive through building at below market rates. Full makeup air, with several cranes (overhead and jibs), a separate wash bay, controlled tool crib, large yard, and appealing office. All office furnishings and shop fixtures are negotiable in the transaction.







Darryl McGavigan
Senior Vice President
780 328 0064
Darryl.McGavigan@jll.com

Bronwyn Scrivens
Vice President, SIOR
780 807 4564
Bronwyn.Scrivens@jll.com

Adam Butler
Executive Vice President
780 328 0065
Adam.Butler@jll.com

Mackenzie York
Associate Vice President
780 328 0062
Mackenzie.York@jll.com

Kent Simpson
Vice President
780 203 0425
Kent.Simpson@jll.com

Kailee Campbell
Senior Transaction Analyst
780 328 0069
Kailee.Campbell@jll.com

JLL Edmonton Industrial | Suite 2101, 10088 102 Avenue NW Edmonton, Alberta T5J 2Z1

DISCLAIMER: ©2024 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. Jones Lang LaSalle Real Estate Services, Inc.