

Chohan

Group of Companies

FOR LEASE

NEW SINGLE OR MULTI-TENANT BUILDINGS

**36,963 SF
MULTI-TENANT BUILDINGS**

Allard Avenue & 33 Street,
Leduc, AB

GRADE LOADING

AVAILABLE Q4 2025

YARD/TRAILER STORAGE

BUILD TO SUIT OPPORTUNITIES AVAILABLE



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QUEEN ELIZABETH | HIGHWAY 2

AIRPORT ROAD

THE OPPORTUNITY



- Bay sizes starting at 18,481 SF
- Trailer storage on site
- Total of 188 surface parking stalls
- Grade loading with Drive-Thru
- Available Q4 2025

Varsteel Ltd.

BAKER HUGHES

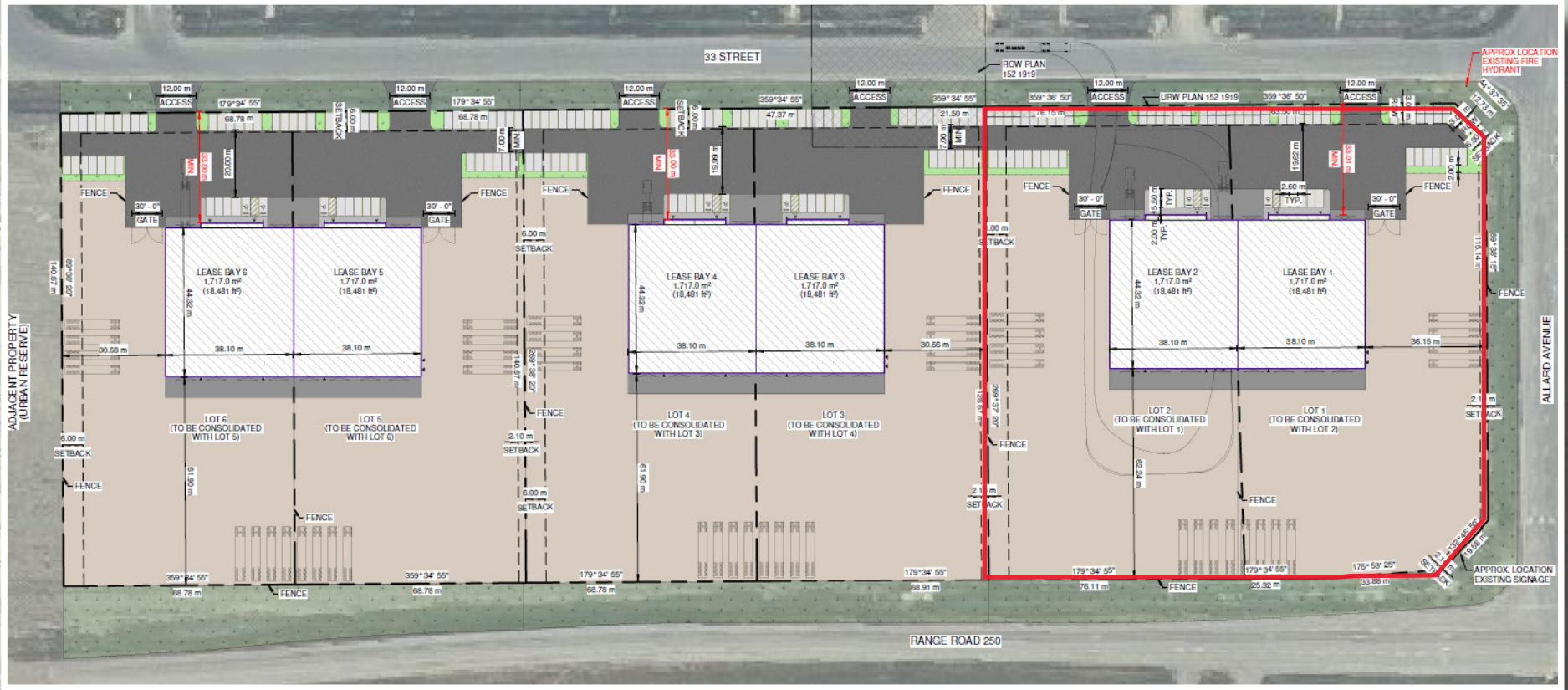
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ALLARD AVENUE

RANGE ROAD 250

33 STREET





PROPERTY

DETAILS

LEGAL DESCRIPTION
Lots 1-6, Block 21, Plan 1521918

ZONING
MI - Medium Industrial

AVAILABLE
36,963 SF demisable to (2) 18,481 SF bays
Additional Build to Suit Options Available

SITE SIZE
5.11 Acres

LOADING
Up to (6) Grade per 18,481 SF with Drive-Thru Capability

POWER
To be Confirmed

CEILING HEIGHT
31' Clear ; 26'9" Under Hook

LEASE RATE
Market

OPERATING COSTS
To be Determined

AVAILABLE
Q4 2025

CRANE
10-Ton Crane Capable



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