



Available For Lease

INDUSTRIAL WAREHOUSE & OFFICE OPPORTUNITY

**Leduc #4 - 3310 Allard Avenue**

Leduc, Alberta



## Site Tour Information

*Site tours by appointment only*

**Miguel Martinez**  
Special Projects Manager

780.421.4000  
miguel@yorkrealty.ca

**Canadian Western Bank Place**

Suite 1622, 10303 Jasper Avenue  
Edmonton, Alberta | T5J 3N6

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## Leduc #4 - 3310 Allard Avenue

Leduc, Alberta



### Location & Access

This building is located in Leduc Business Park, conveniently situated in the City of Leduc with excellent access to the Queen Elizabeth II Highway and the Edmonton International Airport.

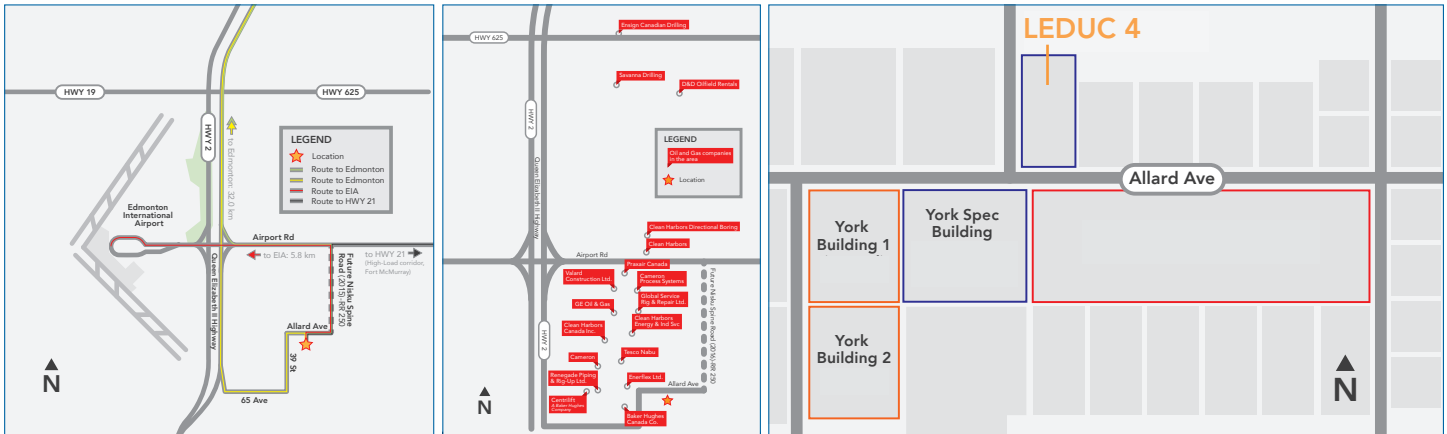
DETAILS	
Type	Industrial Office / Warehouse
Zoning	(IND) Industrial
Available Area	8,307 SF
Yard	1 acre fenced & gravelled
Ceiling Height	32' clear
Loading	Five (5) 20' x 20' overhead sunshine doors
Cranes	10 ton crane ready
Make-up Air	Available
Construction	Precast Concrete
Power	400 Amps / 600 Volts
Fibre Optics	Available
Air Compressor Lines	Available
Hotsy	Available
Trench	Available
Sump	Available

LEASING INFORMATION	
Base Rent	Market
Operating Cost	Self Managed
Taxes	\$3.07 PSF per annum
Availability	Immediately
Terms	Minimum 5 Years



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