

Leduc #4 - 3310 Allard Avenue

Leduc, Alberta



PROPERTY HIGHLIGHTS

- Located in Leduc Business Park
- Access to the Queen Elizabeth II Highway & Edmonton International Airport
- 8,307 SF of office & warehouse space available
- Available immediately

Site Tour Information Site tours by appointment only

780.421.4000 | leasing@yorkrealty.ca | YORKREALTY.CA

Canadian Western Bank Place
Suite 1622, 10303 Jasper Avenue
Edmonton, Alberta | T5J 3N6

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DETAILS

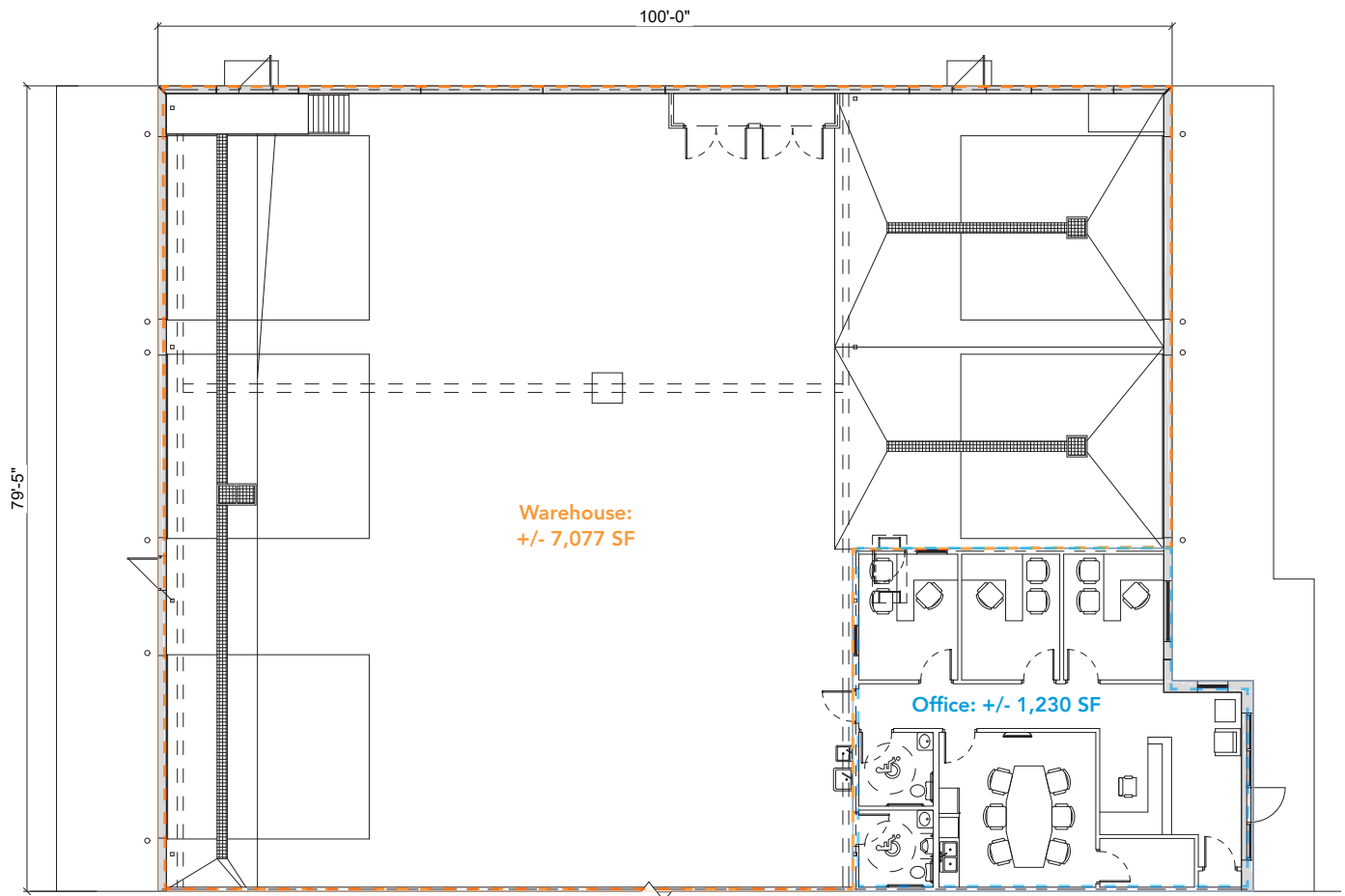
Type	Industrial Office / Warehouse
Zoning	(IND) Industrial
Available Area	8,307 SF
Yard	1 acre fenced & gravelled
Ceiling Height	32' clear
Loading	Five (5) 18' x 20' overhead sunshine doors
Cranes	10 ton crane ready
Make-up Air	Available
Construction	Precast Concrete
Power	400 Amps / 600 Volts
Fibre 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

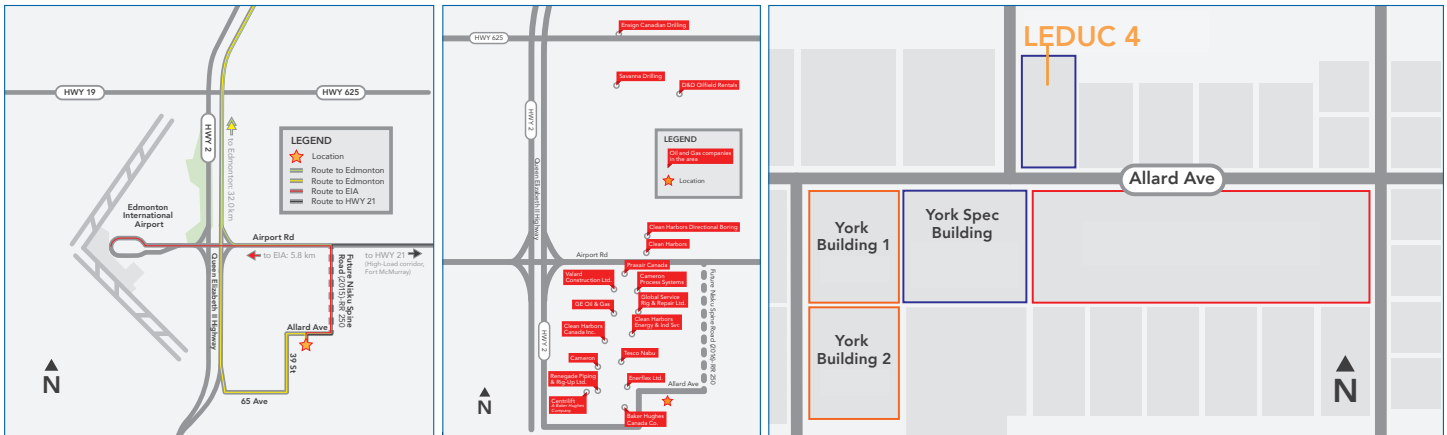
FLOOR PLAN

Total Area: +/- 8,307 SF



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