



PROPERTY HIGHLIGHTS

- Industrial space available in the Leduc Business Park with outstanding access to the QE II Highway and the Anthony Henday
- 20-ton and 10-ton cranes
- Oversized grade loading doors in both the front and rear
- 2.5 acres of yard available
- Multiple access points

Site Tour Information Site tours by appointment only
Lucas Leisen | Leasing Manager 780.934.2929 | lucas@yorkrealty.ca
YORKREALTY.CA

Canadian Western Bank Place
Suite 1600, 10303 Jasper Avenue
Edmonton, Alberta | T5J 3N6

INDUSTRIAL WAREHOUSE & OFFICE OPPORTUNITY

Unit 1 - 3301 Allard Avenue

Leduc, Alberta



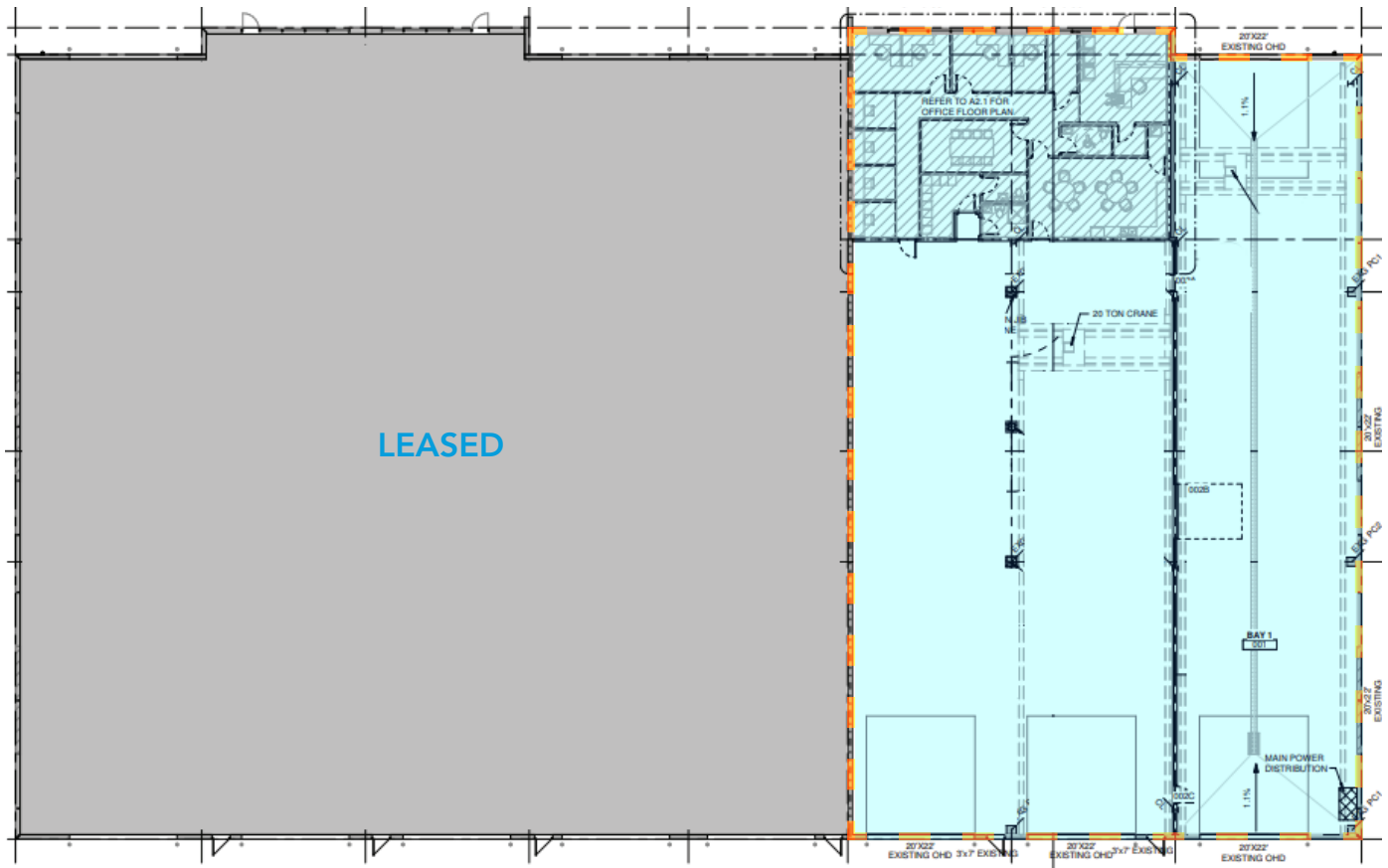
DETAILS	
Building	LEDUC 6
Zoning	(IM) Medium Industrial
Address	Unit 1, 3301 Allard Avenue, Leduc County
Total Vacant	13,891 SF
Yard	2.50 acres, fenced & graveled
Ceiling Height	30'-32'
Year Built	2018
Cranes	One (1) 10-ton crane & One (1) 20-ton crane
Heating	Roof-Top HVAC Units & Gas-Fired-Unit Heaters
Lighting	LED
Power	To be confirmed
Doors	Four (4) Grade Loading Doors (20'x22')
Sprinklers	ESFR System

LEASING INFORMATION	
Base Rent	Market
Operating Cost	\$4.69 PSF
Availability	Spring 2023



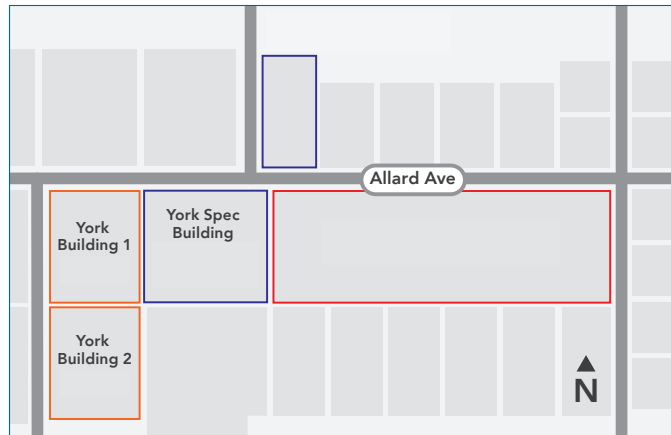
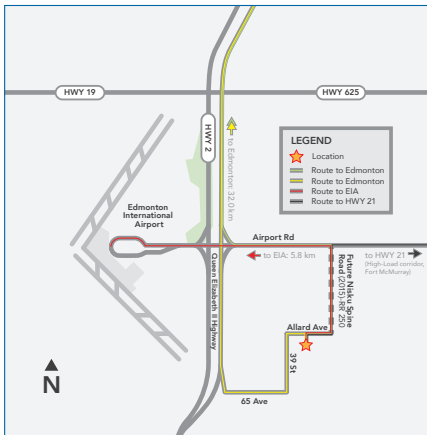
FLOOR PLAN

Total Area: 13,891 SF



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