



Available For Lease

INDUSTRIAL WAREHOUSE & OFFICE OPPORTUNITY

Leduc #6 - 3301 Allard Avenue

Leduc, Alberta

UP TO 3.43 ACRES
OF LAND



Site Tour Information

Site tours by appointment only

Miguel Martinez
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YORKREALTY.CA

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Leduc, Alberta

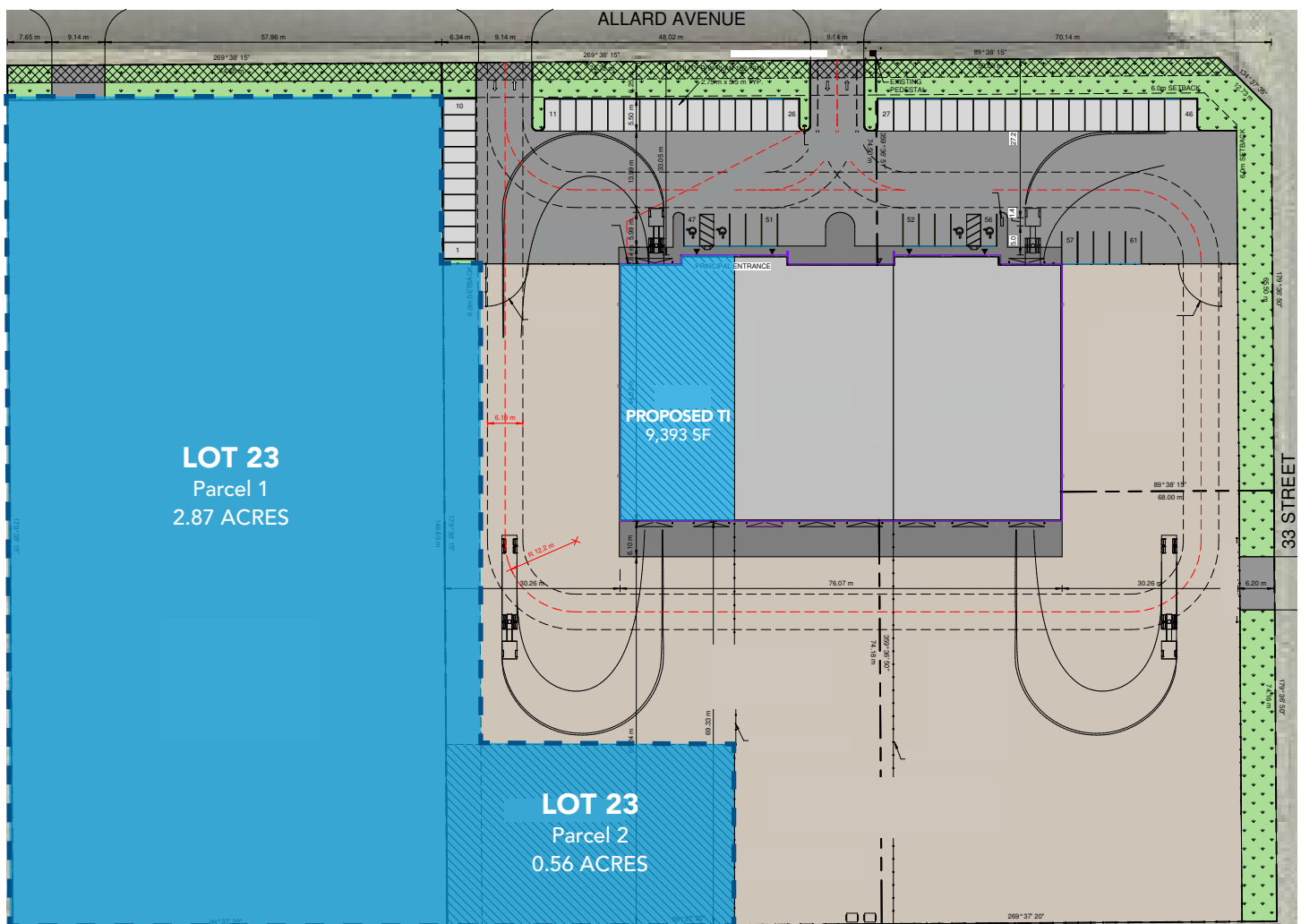
**Location & Access**

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	(IM) Medium Industrial
Available Area	9,393 SF
Yard Area	Up to 3.43 acres of land
Ceiling Height	28' clear (21' with cranes)
Loading	Three (3) 20' X grade level overhead sunshine doors
Cranes	Future 20 ton double girder crane capable of being installed in either direction

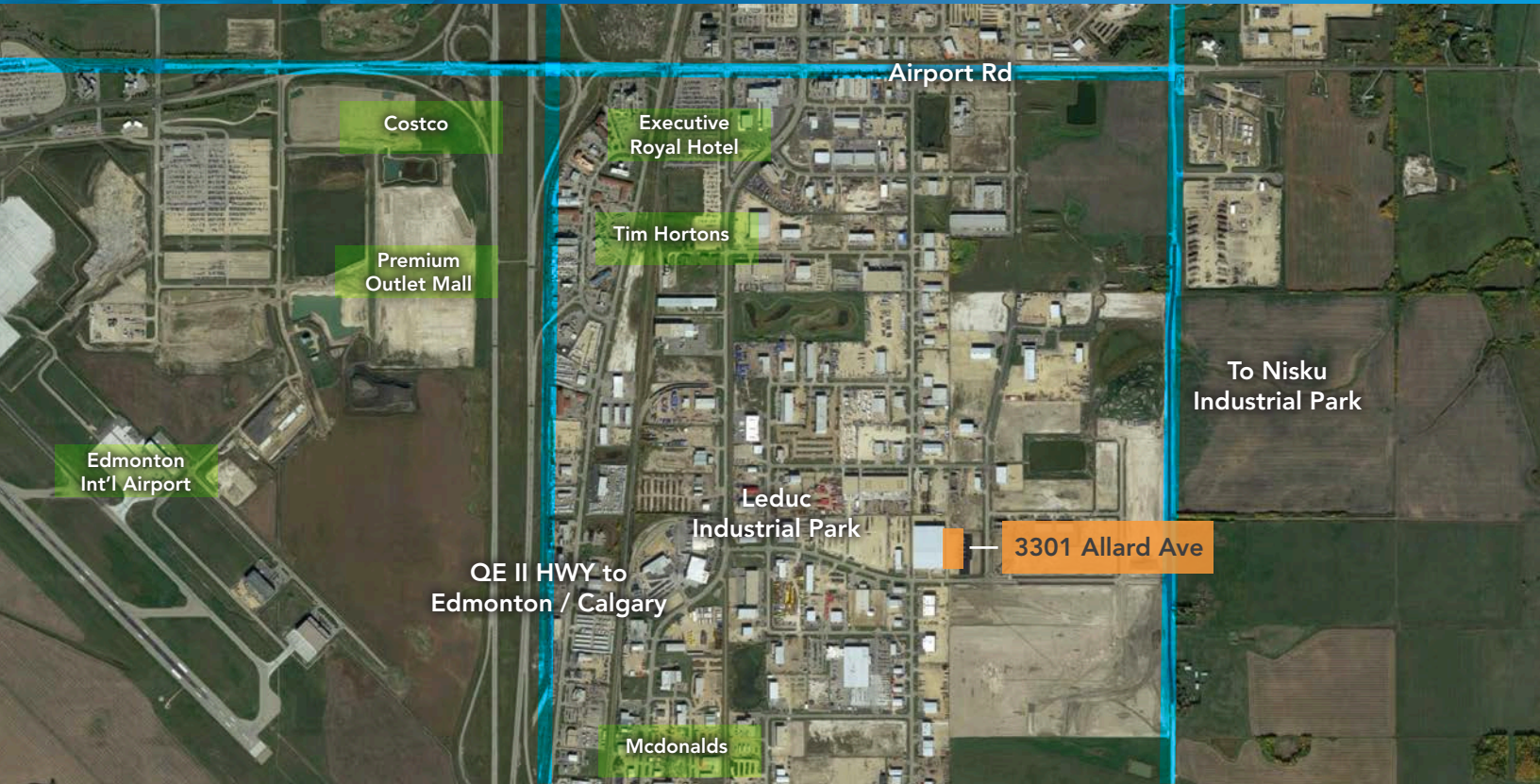
LEASING INFORMATION	
Base Rent	\$16.00-\$18.00 PSF
Operating Cost	Self Managed Building
Availability	Spring 2018
Terms	Minimum 5 Years

SITE PLAN



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