

## Leduc #6 - 3301 Allard Avenue

Leduc, Alberta

UP TO 3.43 ACRES  
OF LAND



### Site Tour Information

*Site tours by appointment only*

**Miguel Martinez**  
Special Projects Manager  
780.421.4000  
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**Canadian Western Bank Place**

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

**YORKREALTY.CA**

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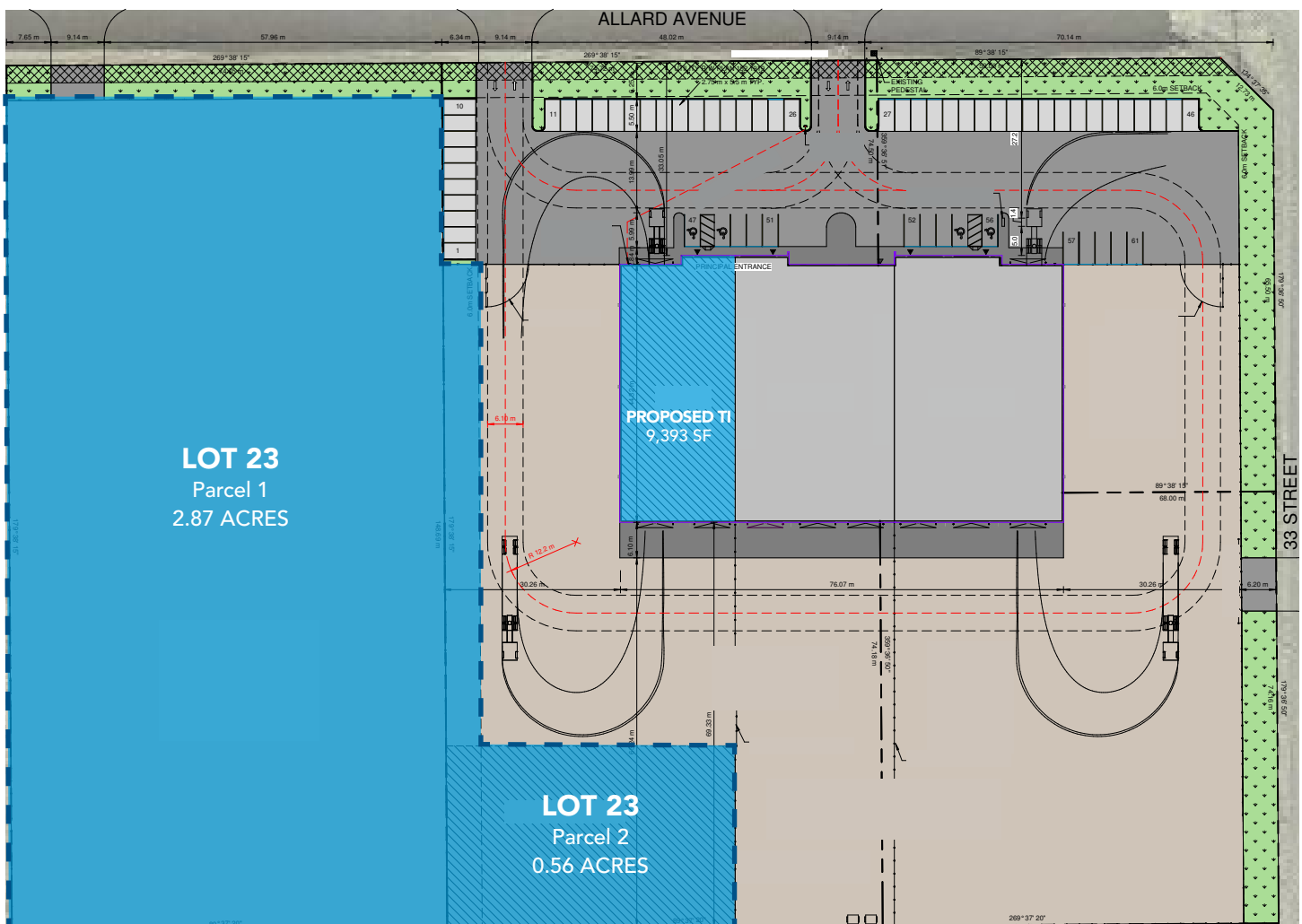


### Location & Access

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	9,604 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

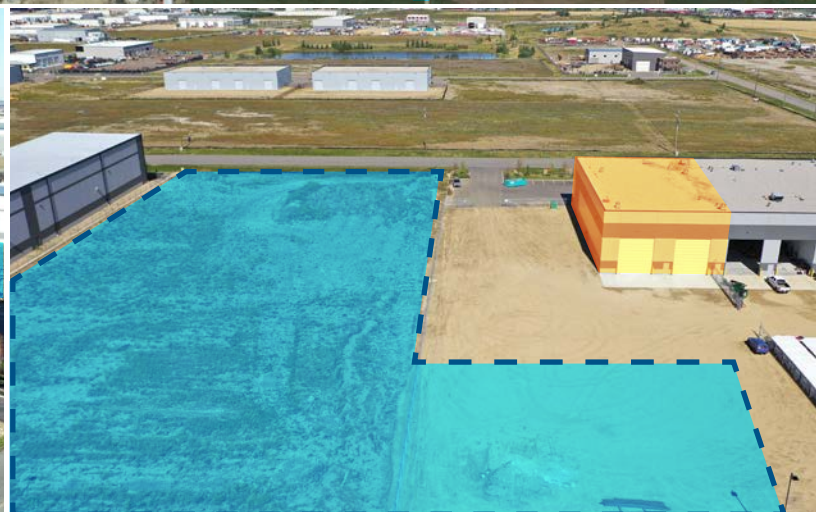
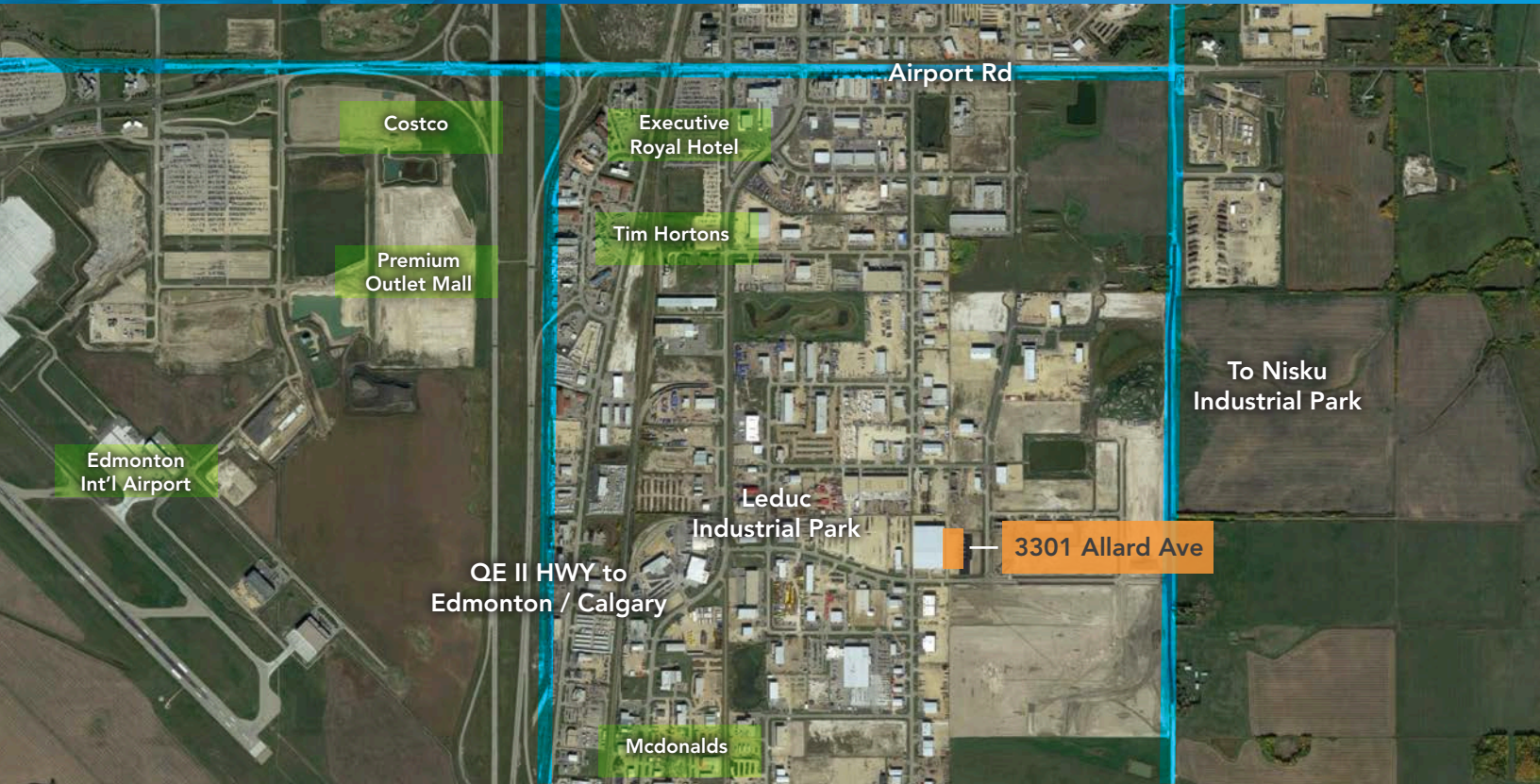
LEASING INFORMATION	
Base Rent	\$16.00-\$18.00 PSF
Operating Cost	Self Managed Building
Availability	Spring 2018
Terms	Minimum 5 Years





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