

Chohan Group of Companies

**FOR LEASE** 

NEW SINGLE OR MULTI-TENANT
BUILDINGS

**36,963 SF MULTI- TENANT BUILDINGS** 

Allard Avenue & 33 Street, Leduc, AB **GRADE LOADING** 

**AVAILABLE Q1 2025** 

YARD/TRAILER STORAGE

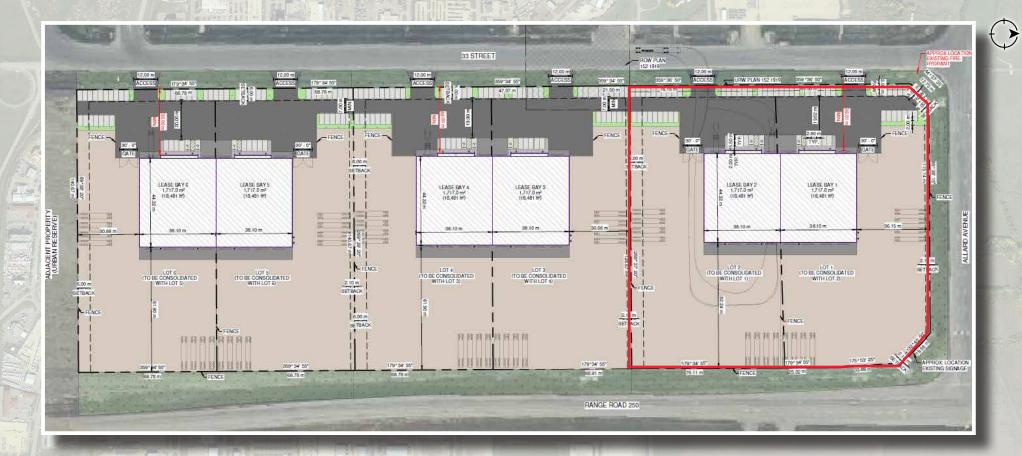
**BUILD TO SUIT OPPORTUNITIES AVAILABLE** 



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## PROPERTY

## **DETAILS**

**LEGAL DESCRIPTION** Lots 1-6, Block 21, Plan 1521918

ZONING

MI - Medium Industrial

**AVAILABLE** 

36,963 SF demisable to (2) 18,481 SF bays Additional Build to Suit Options Available

SITE SIZE 5.11 Acres

**LOADING** Up to (6) Grade per 18,481 SF with Drive-Thru Capability

**POWER** 

To be Confirmed

CEILING HEIGHT 31' Clear ; 26'9" Under Hook

**LEASE RATE** Market

**OPERATING COSTS**To be Determined

**AVAILABLE** Q1 2025

**CRANE** 10-Ton Crane Capable



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