



**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR LEASE

## 84 AVENUE INDUSTRIAL BAY

3909 84 Avenue, Leduc, AB

**NEW UNIT AVAILABLE**

**EXTENSIVE YARD UPGRADES**

**NEW OFFICE RENOVATIONS**

**ONE VACANCY REMAINING - 7,200 SF BAY FOR LEASE**

### PROPERTY HIGHLIGHTS

- 7,200 SF bay available
- Dedicated fenced yard area
- Office upgrades underway including paint, flooring, LED lighting. Warehouse upgrades include automatic grade doors and new LED lighting
- Sprinklers and sump in the warehouse
- Adjacent to Nisku Industrial Park, with quick access to QEII Highway via Airport Road, and 5 minutes to the Edmonton International Airport
- Large marshalling and exclusive yard area, concrete drive aisles and wrap around truck access

**Kennedy Munro**

Associate  
780-966-2315  
[kennedy.munro@cwedm.com](mailto:kennedy.munro@cwedm.com)

**Chris Sieben**

Partner Emeritus  
780 720 0227  
[chris.sieben@cwedm.com](mailto:chris.sieben@cwedm.com)

**Zeshan Qureshi CPA, CA**

Partner  
780 238 4576  
[zeshan.qureshi@cwedm.com](mailto:zeshan.qureshi@cwedm.com)

**CUSHMAN & WAKEFIELD  
Edmonton**

Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

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## PROPERTY DETAILS

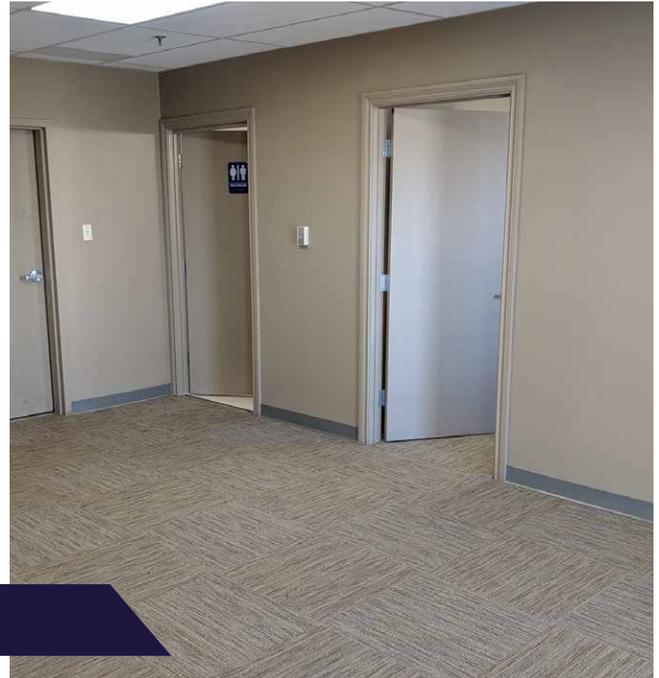
Neighbourhood:	Leduc Business Park
Zoning:	IL - Light Industrial
Space Size:	Bay 109 & 110: 7,200 SF Availability: Immediately
Ceiling Height:	24' clear

Power Service:	208 Volt, 200 Amp, 3 Phase/ bay (TBC by the Tenant)
Lease Rate:	<b>Starting at \$14.00 per SF</b>
Operating Costs:	<b>\$4.75 per SF (2025)</b>
Monthly Lease Cost:	<b>Starting at \$11,250.00 + GST</b>

## PROPERTY PHOTOS



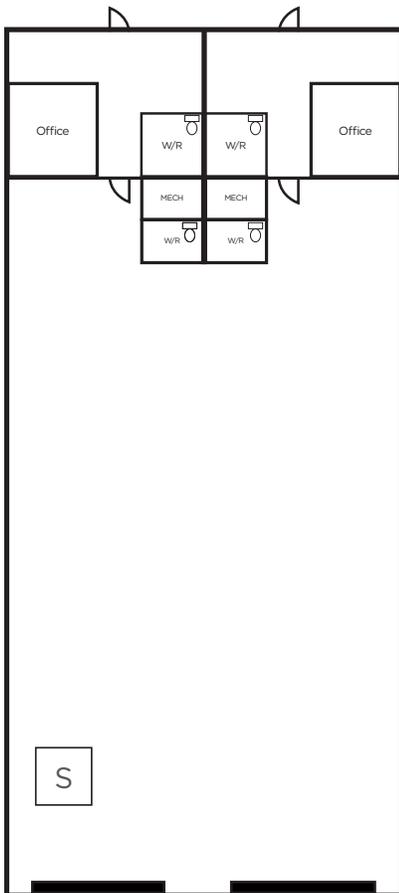
3,600 SF SINGLE BAY\*



# PROPERTY PHOTO

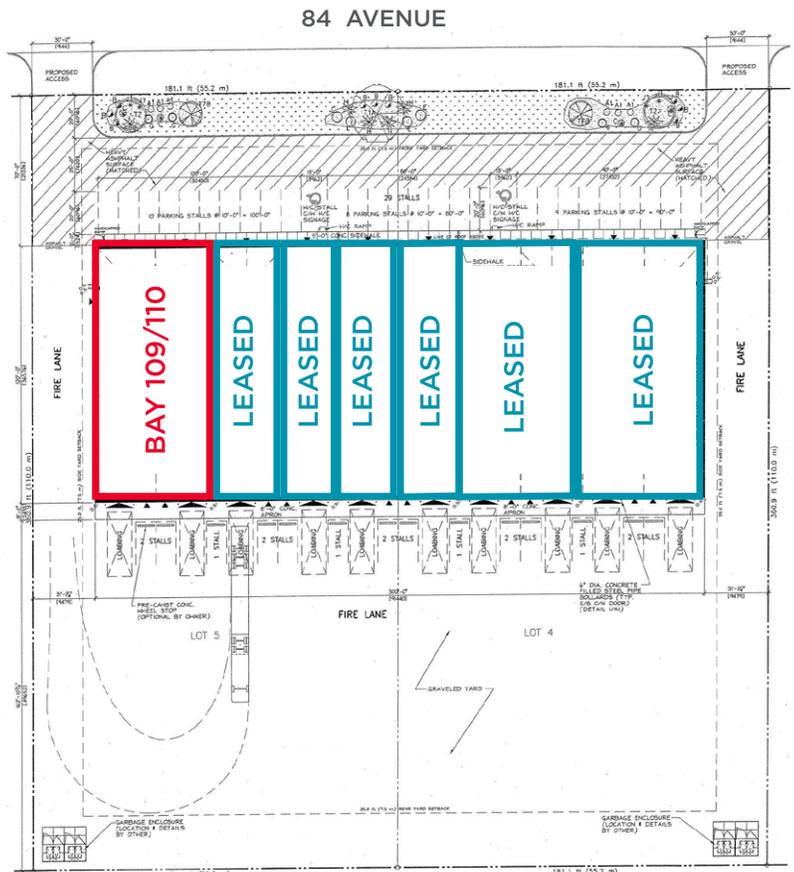


# FLOOR PLAN

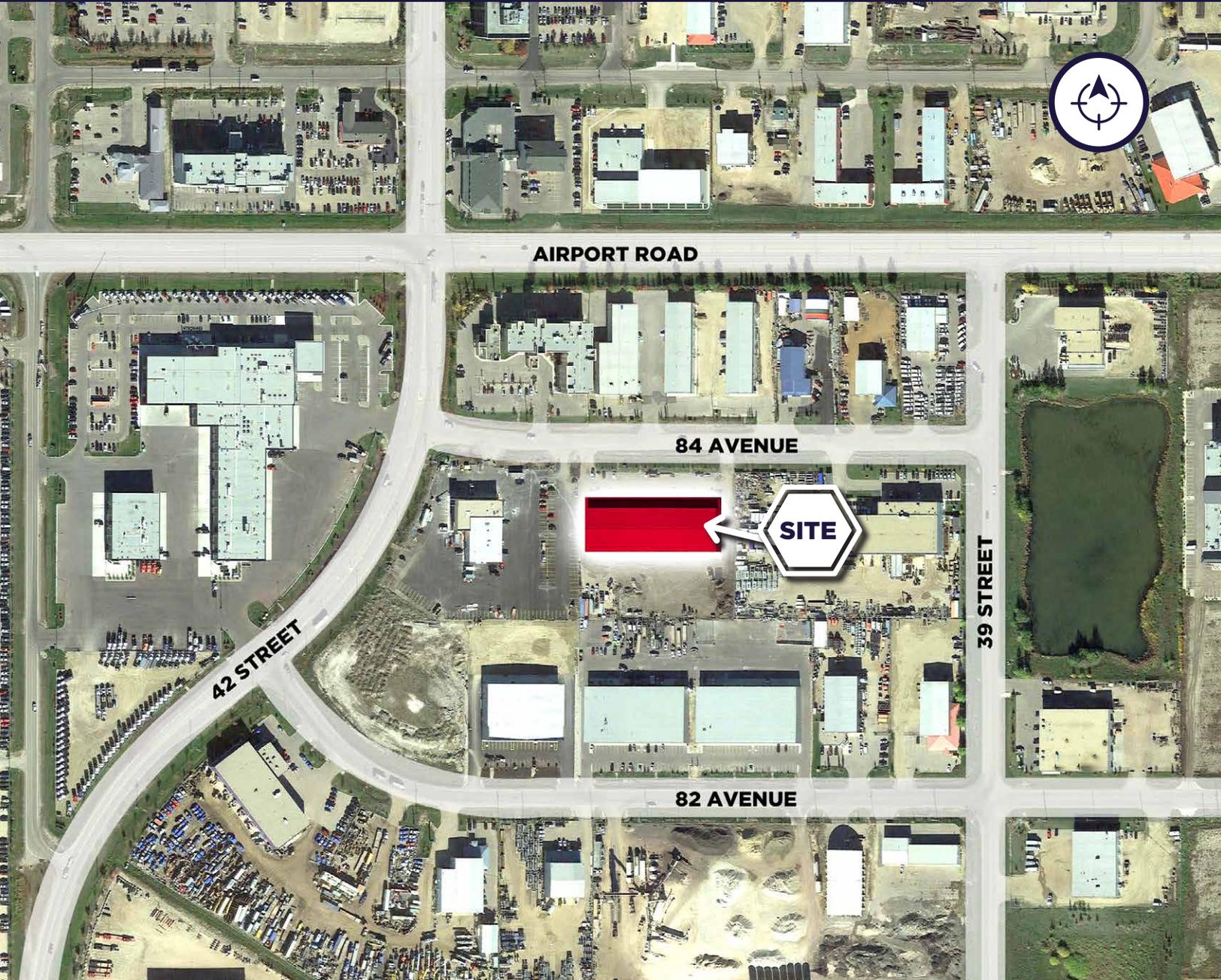


\* Sample floor plan for 7,200 SF (not to scale)

# SITE PLAN



# KEEP IN TOUCH



**Kennedy Munro**  
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