



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

84 AVENUE INDUSTRIAL BAYS

3909 84 Avenue, Leduc, AB

NEW UNIT AVAILABLE

EXTENSIVE YARD UPGRADES

NEW OFFICE RENOVATIONS

3,600 – 7,200 SF BAYS FOR LEASE

PROPERTY HIGHLIGHTS

- 3,600 SF bay available immediately and 7,200 SF bay available January 1, 2026
- Concrete yard and wrap around drive aisles
- Office upgrades including paint, flooring, LED lighting
- 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

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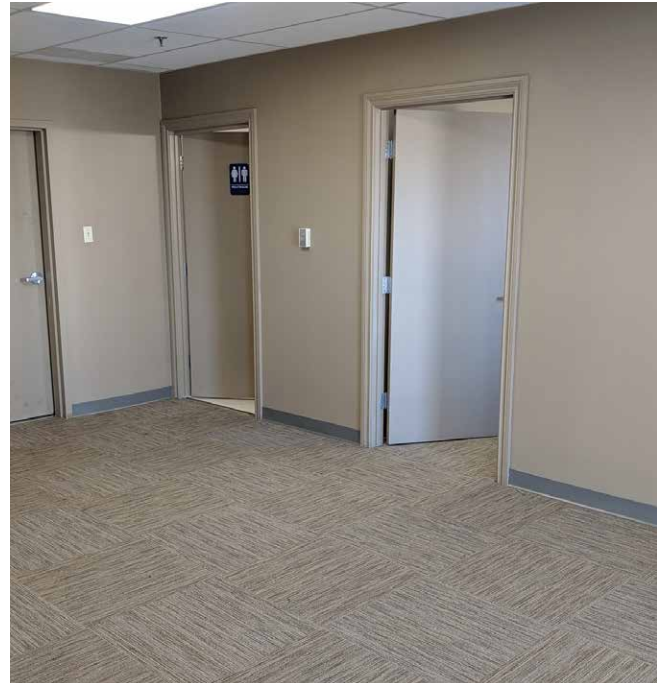
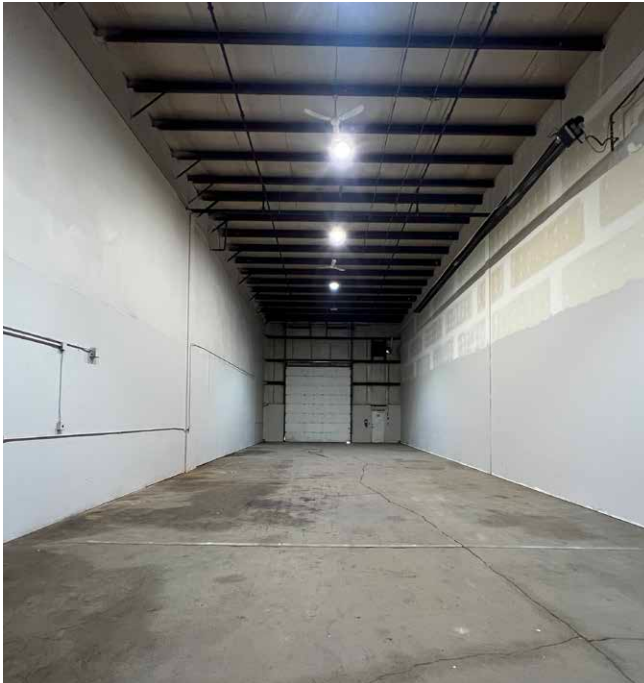
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PROPERTY DETAILS

Neighbourhood:	Leduc Business Park
Zoning:	IL - Light Industrial
Space Size:	Bay 105: 3,600 SF Availability: Immediately Bay 109 & 110: 7,200 SF Availability: January 1, 2026

Ceiling Height:	24' clear
Power Service:	208 Volt, 200 Amp, 3 Phase/ bay (TBC by the Tenant)
Lease Rate:	Starting at \$13.00 per SF
Operating Costs:	\$4.75 per SF (2025)

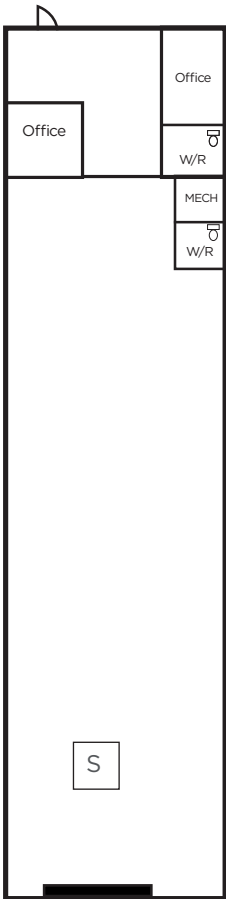
PROPERTY PHOTOS



PROPERTY PHOTO

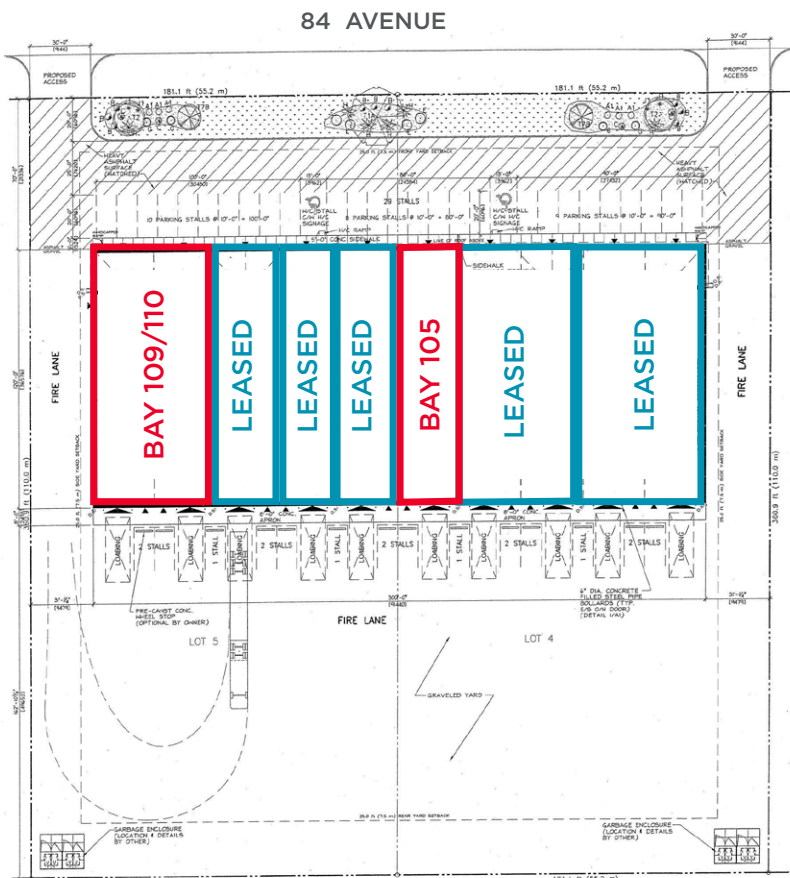


FLOOR PLAN



* Sample floor plan for 3,600 SF

SITE PLAN



KEEP IN TOUCH



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