



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

84 AVENUE INDUSTRIAL BAYS

3909 84 Avenue, Leduc, AB



EXTENSIVE YARD UPGRADES

NEW OFFICE RENOVATIONS

3,600 – 7,200 SF INDUSTRIAL BAYS FOR LEASE

PROPERTY HIGHLIGHTS

- Two (2) bays of 3,600 SF available (contiguous)
- Concrete yard and 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
- Available immediately

Mark Bowman

Associate

780 702 4256

mark.bowman@cwedm.com

Chris Sieben

Partner

780 720 0227

chris.sieben@cwedm.com

Zeshan Qureshi CPA, CA

Partner

780 238 4576

zeshan.qureshi@cwedm.com

**CUSHMAN & WAKEFIELD
Edmonton**

Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1

www.cwedm.com

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PROPERTY DETAILS

Neighbourhood:	Leduc Business Park	Ceiling Height:	24' clear
Zoning:	IM - Medium Industrial	Lease Rate:	Starting at \$13.00 per SF
Space Size:	3,600 - 7,200 SF	Operating Costs:	\$4.75 per SF (2024)
Loading Doors:	One (1) 12'x14' grade door/ bay	Availability:	Immediately
Power Service:	208 Volt, 200 Amp, 3 Phase/ bay (TBC by the Tenant)		

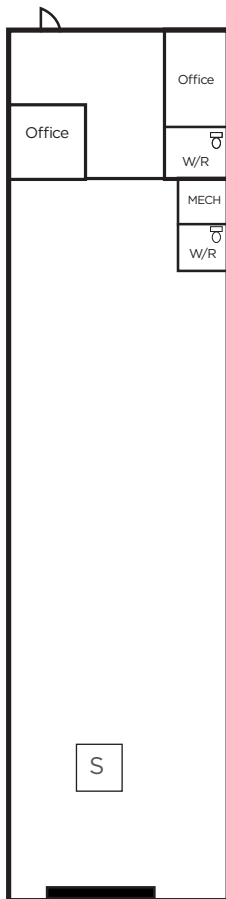
AERIAL



PROPERTY PHOTO

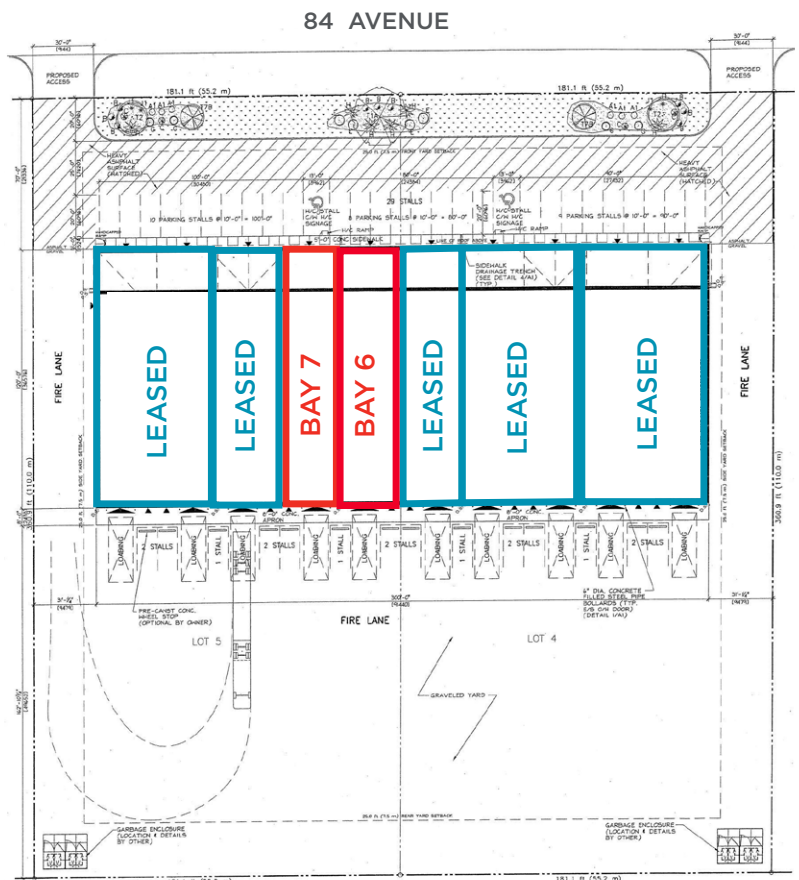


FLOOR PLAN



* Sample floor plan for 3,600 SF

SITE PLAN





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