



**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) | | |

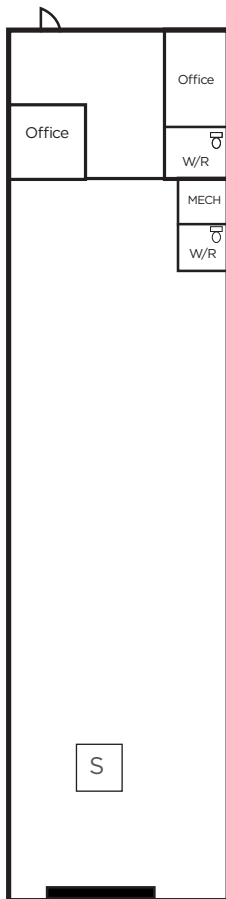
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PROPERTY PHOTO

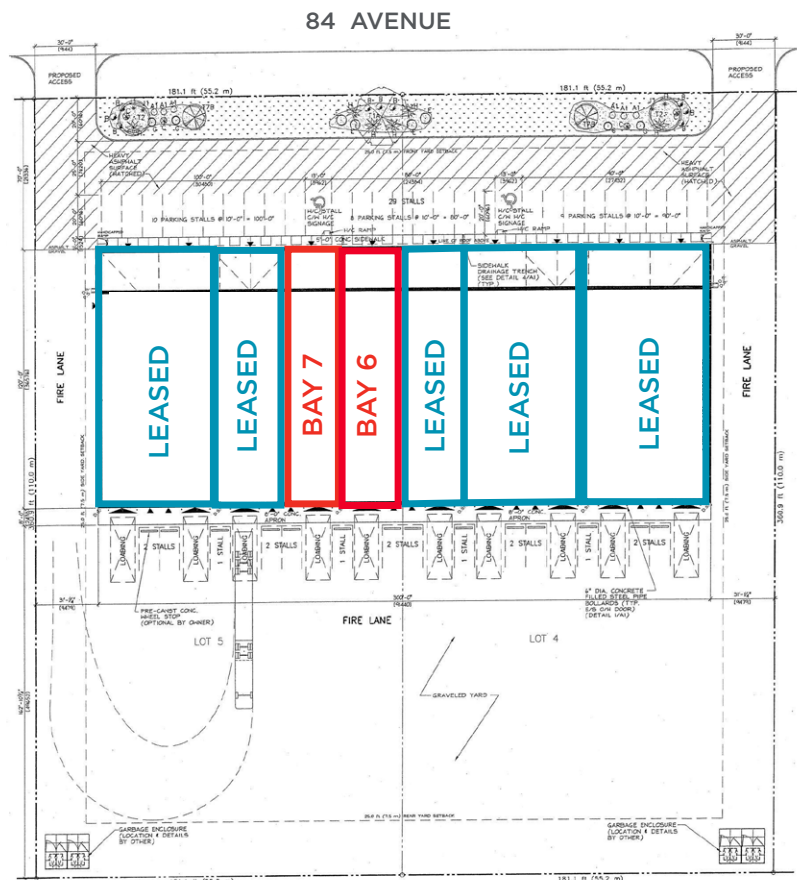


FLOOR PLAN



* Sample floor plan for 3,600 SF

SITE PLAN





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