



**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR LEASE

## 84 AVENUE INDUSTRIAL BAYS

3909 84 Avenue, Leduc, AB

ONLY ONE BAY REMAINING



EXTENSIVE YARD UPGRADES

NEW OFFICE RENOVATIONS

### 3,600 SF INDUSTRIAL BAY FOR LEASE

#### PROPERTY HIGHLIGHTS

- One (1) 3,600 SF industrial bay
- 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**

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# PROPERTY DETAILS

Neighbourhood:	Leduc Business Park
Zoning:	IM - Medium Industrial
Space Size:	3,600 SF
Loading Doors:	One (1) 12'x14' grade door
Power Service:	208 Volt, 200 Amp, 3 Phase/ bay (TBC by the Tenant)

Ceiling Height:	24' clear
Lease Rate:	Starting at \$13.00 per SF
Operating Costs:	\$4.75 per SF (2024)
Availability:	Immediately

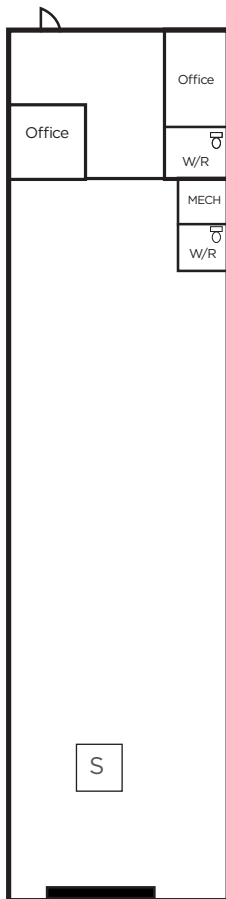
## AERIAL



# PROPERTY PHOTO

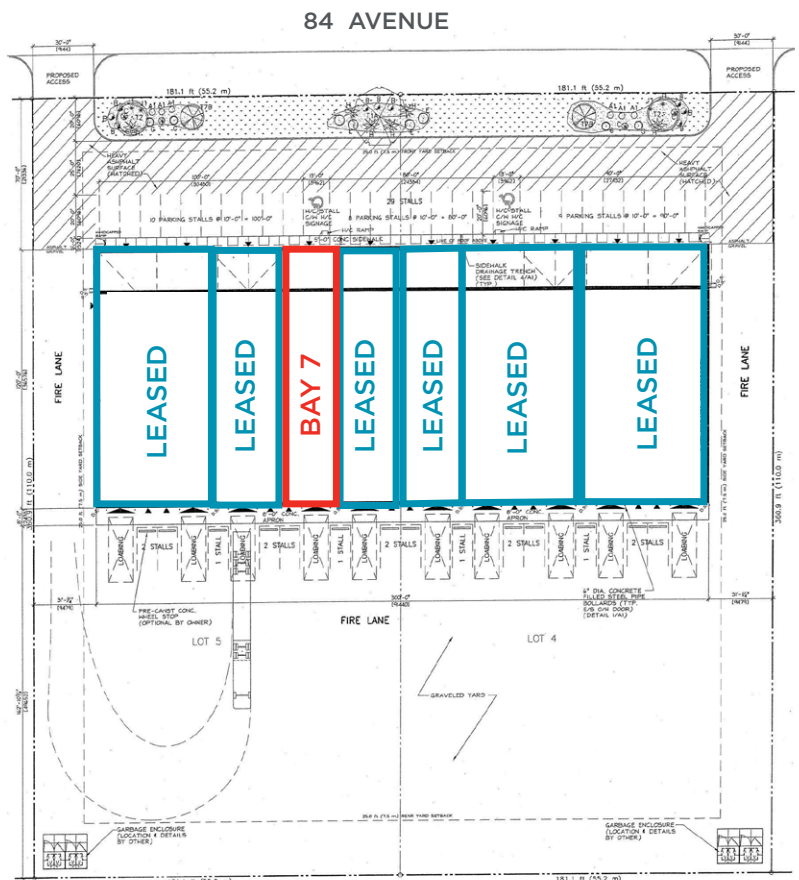


# FLOOR PLAN



\* Sample floor plan for 3,600 SF

# SITE PLAN





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