



**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/<br>bay (TBC by the Tenant) |

|                  |                            |
|------------------|----------------------------|
| Ceiling Height:  | 24' clear                  |
| Lease Rate:      | Starting at \$13.00 per SF |
| Operating Costs: | \$4.75 per SF (2025)       |
| Availability:    | Immediately                |

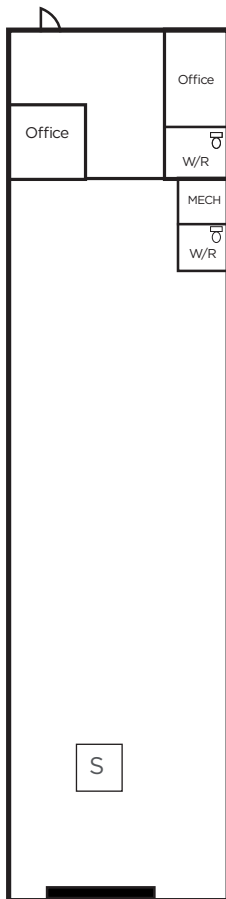
## AERIAL



# PROPERTY PHOTO

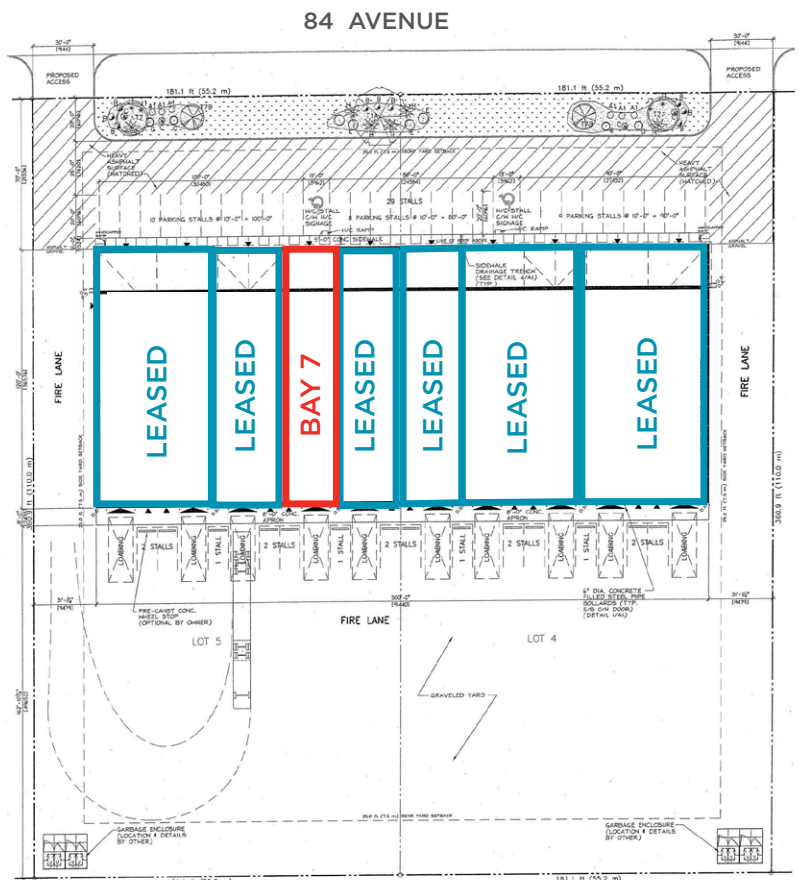


# FLOOR PLAN



\* Sample floor plan for 3,600 SF

# SITE PLAN





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