



**CUSHMAN &
WAKEFIELD**
Edmonton

ONLY ONE BAY REMAINING

FOR LEASE

84 AVENUE INDUSTRIAL BAYS

3909 84 Avenue, Leduc, AB



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

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PROPERTY DETAILS

Neighbourhood:	Leduc Business Park
Zoning:	IL - Light 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 (2025)
Availability:	Immediately

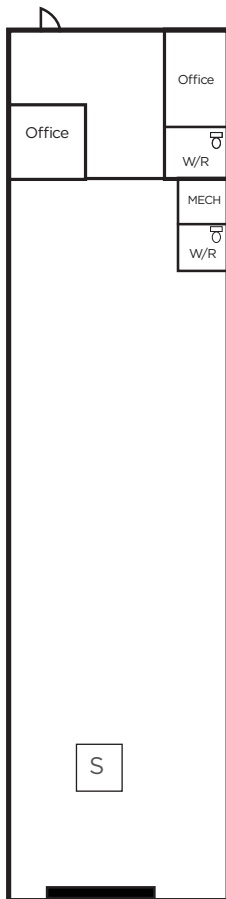
AERIAL



PROPERTY PHOTO

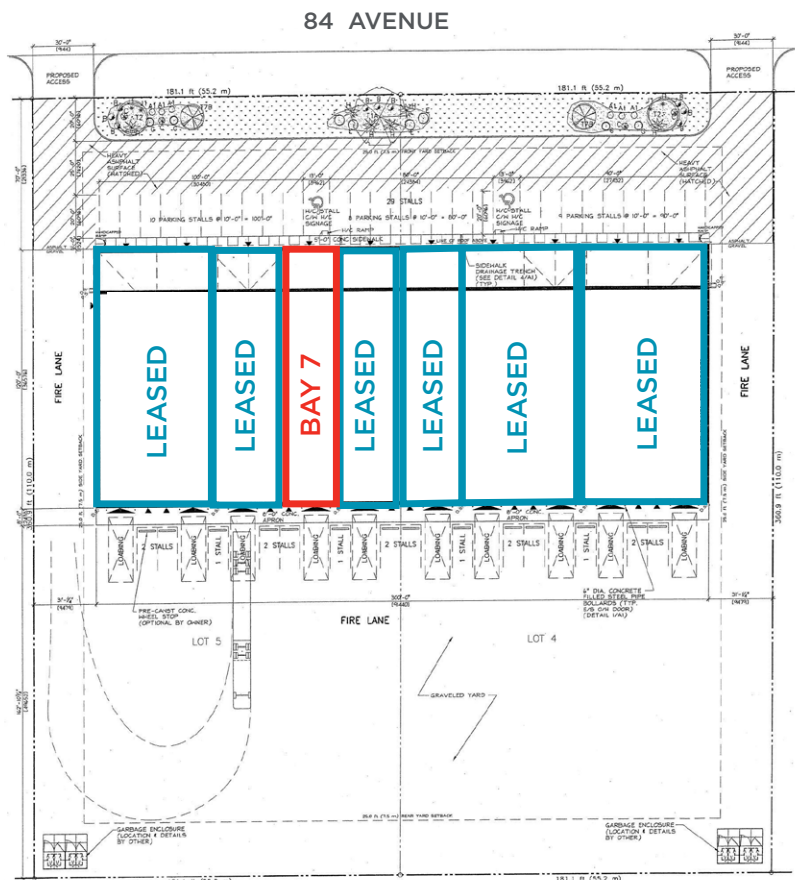


FLOOR PLAN



* Sample floor plan for 3,600 SF

SITE PLAN





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