

FOR SALE/LEASE

TITAN BUILDING

3907/09 Allard Avenue, Leduc, AB

28,533 SF ON 4.53 ACRES



CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Kurt Paull, SIOR
Associate Partner
780 702 4258
kurt.paull@cwedm.com

Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. February 15, 2024

THE OPPORTUNITY

- 28,533 SF freestanding building situated on 4.53 acres located in Leduc Business Park
- 13% site coverage ratio
- Heavy power
- Two (2) 7.5-ton bridge cranes
- Compressor, trench drains and in slab electrical outlets
- Two separately titled lots



PROPERTY DETAILS

MUNICIPAL ADDRESS

3907/09 Allard Avenue, Leduc, AB

ZONING

IM-Medium Industrial

MARKET

Leduc Business Park

BUILDING SIZE

21,328 SF (Warehouse)

3,725 SF (Office)

3,240 SF (2nd Floor Office)

240 SF (Boiler Room)

28,533 SF (Total)

SITE SIZE

Lot 2: 2.54 Acres

Lot 3: 1.99 Acres

Total: 4.53 Acres

CEILING HEIGHT

24' Clear

LOADING DOORS

Grade (3) 10' x 12'

Grade (1) 16' x 16'

POWER

1,200 Amp, 3 Phase (TBC)

HEATING

Radiant Tube

SUMP

Dual Compartment Sump & Trenches

LIGHTING

Fluorescent

LEASE RATE

\$20.00 per SF

OPERATING COST

TBC

SALE PRICE

\$8,250,000

TAXES

3907: \$11,229.33 (2024)

3909: \$71,027.49 (2024)

AVAILABILITY

June 1, 2024



QUEEN ELIZABETH II HIGHWAY



43 STREET

ALLARD AVENUE



Kurt Paull, SIOR
Associate Partner
780 702 4258
kurt.paull@cwedm.com

Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. February 15, 2024