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

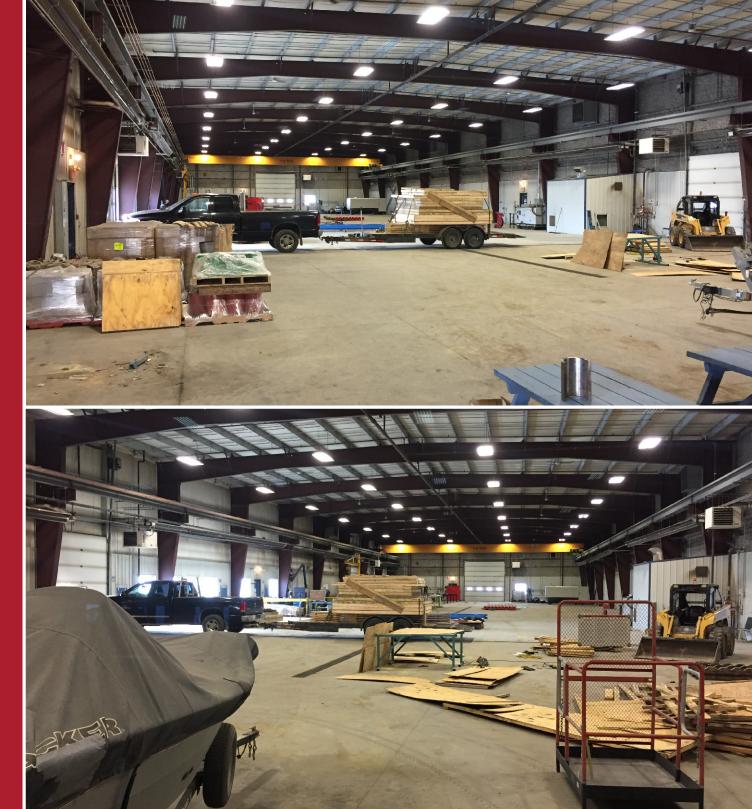
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THE OPPORTUNITY

- 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







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