

FOR SALE

# TITAN BUILDING

3907/09 ALLARD AVENUE, LEDUC, AB

**28,533 SF FREESTANDING  
BUILDING ON 4.53 ACRES**



**CUSHMAN &  
WAKEFIELD**  
Edmonton



**CUSHMAN & WAKEFIELD**  
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## PROPERTY HIGHLIGHTS

- 13% site coverage
- Two levels of well appointed office
- Two (2) 7.5-Ton cranes and One (1) 2-Ton jib crane
- Compressor, trench drains, locker room with laundry and in slab electrical outlets
- Insulated metal panel construction
- Fenced and graveled yard
- Two separately titled lots

The property is located in Leduc Business Park in close proximity to the Edmonton International Airport, with exposure to Allard Avenue with easy access to 43/45 Street. The facility is primed for manufacturing with two 7.5-Ton cranes, heavy power supply, and clear span coverage in the warehouse. The gravelled yard is lit, fenced and offers multiple points of entrance/egress. This building features two floors of well appointed office space including separate driver/customer entrance, boardroom, lunchroom and employee locker rooms.

## LOT OVERVIEW



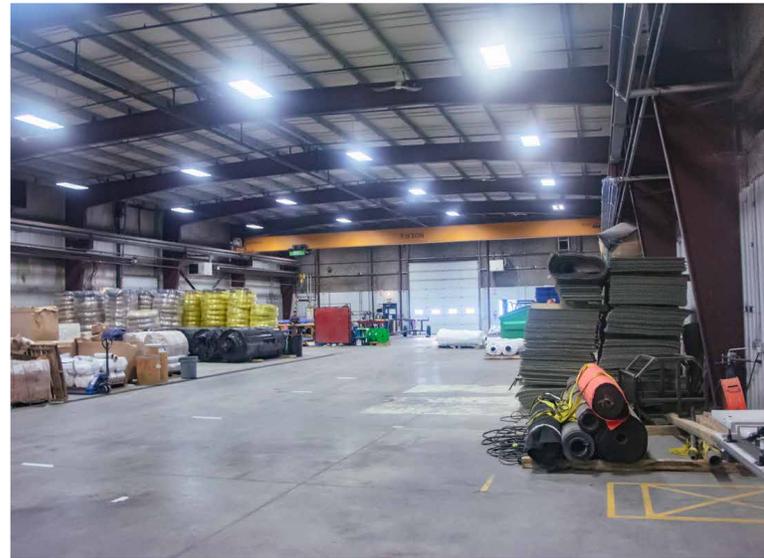
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## PROPERTY DETAILS

<b>Municipal Address</b>	3907/09 Allard Avenue, Leduc
<b>Zoning</b>	IM - Medium Industrial
<b>Available Area</b>	Warehouse: 21,328 SF Main Floor Office: 3,725 SF 2nd Floor Office: 3,240 SF Boiler Room: 240 SF <b>Total: 28,533 SF</b>
<b>Site Size</b>	4.53 Acres
<b>Site Coverage Ratio</b>	13%
<b>Year Built</b>	2011
<b>Construction</b>	Insulated Metal Panel
<b>Power</b>	1,200 Amp, 3 phase (TBC)
<b>Ceiling Height</b>	24'
<b>Heating</b>	Radiant Tube
<b>Lighting</b>	Fluorescent
<b>Sprinklered</b>	Yes
<b>Loading</b>	(1) 16' x 16' & (3) 10' x 12' Grade doors
<b>Cranes</b>	(2) 7.5-Ton bridge cranes
<b>Op. Costs (PSF)</b>	TBD
<b>Occupancy</b>	Negotiable
<b>Other</b>	Compressor Trench drains In-slab electrical outlets Clear span warehouse Locker room with laundry
<b>Sale Price:</b>	\$8,250,000.00
<b>Taxes (2024):</b>	Lot 3909: \$71,027.49 Lot 3907: \$11,229.33

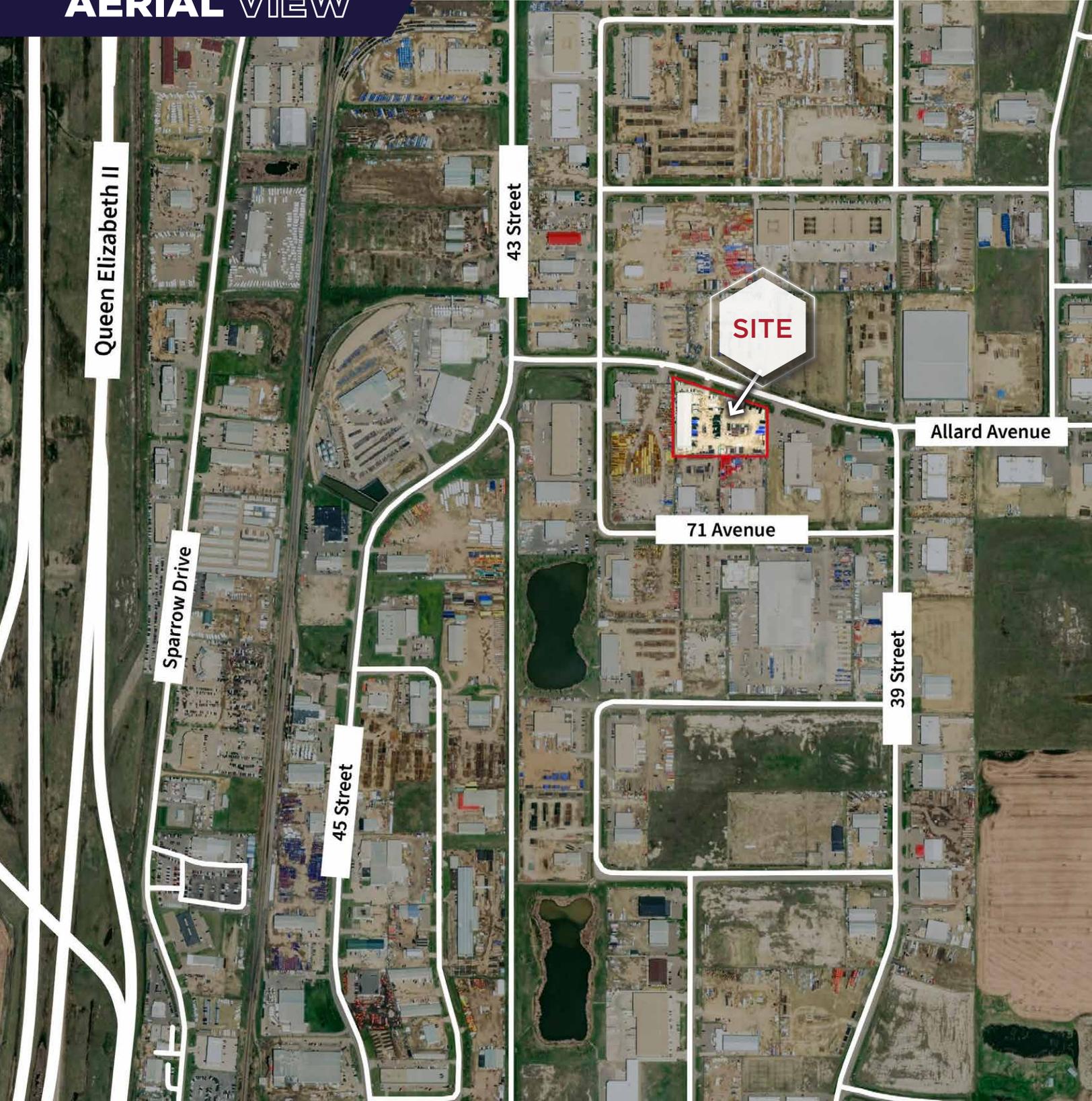


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## AERIAL VIEW



Queen Elizabeth II

Sparrow Drive

45 Street

43 Street

SITE

71 Avenue

39 Street

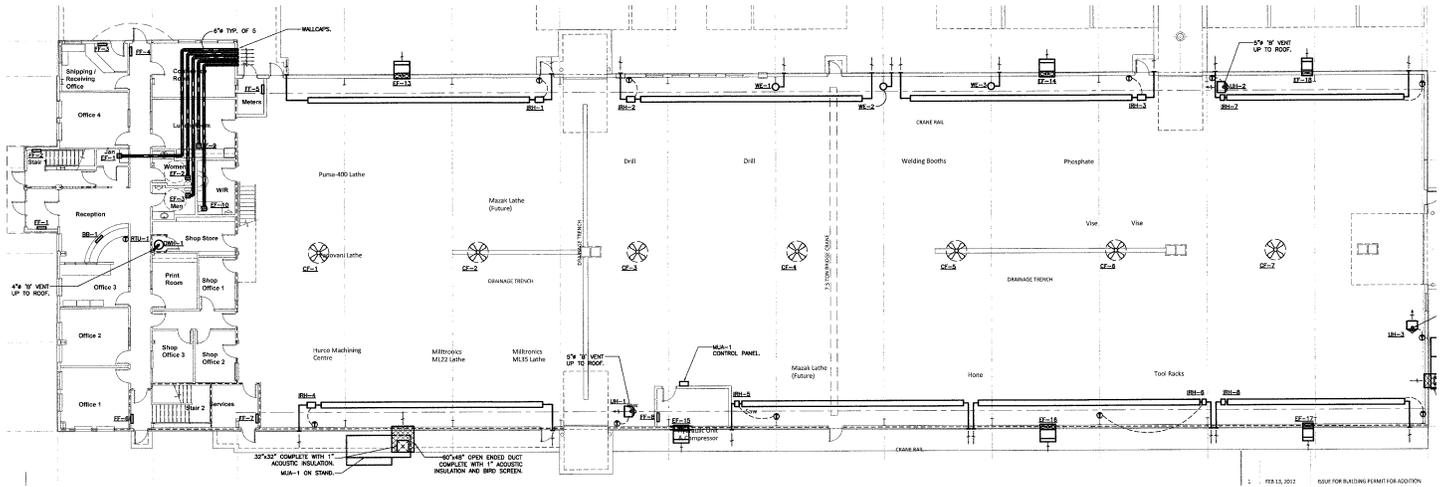
Allard Avenue

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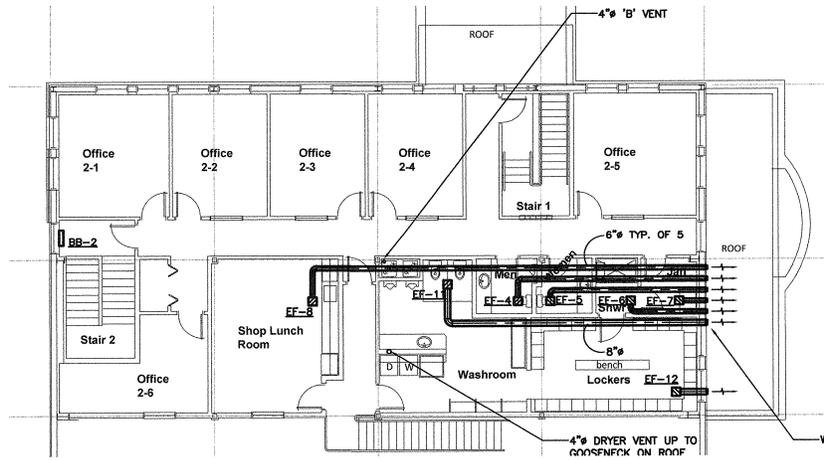
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## MAIN FLOOR PLAN



## SECOND FLOOR PLAN

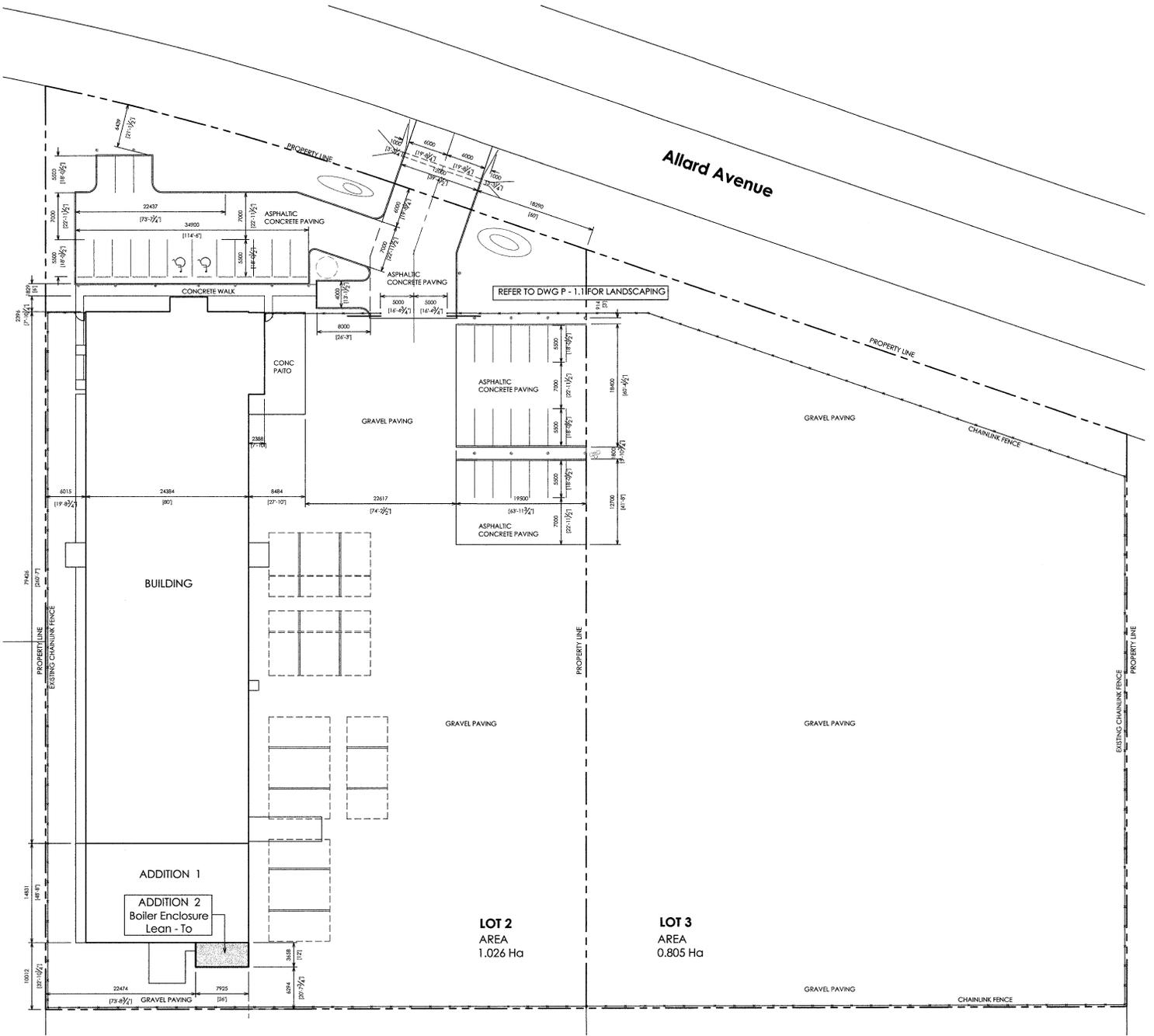


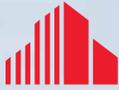
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## SITE OVERVIEW





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