



**CUSHMAN &
WAKEFIELD**
Edmonton



FOR SUBLEASE

FREESTANDING BUILDING WITH DOCK AND GRADE LOADING

±19,890 SF ON ±2.03 ACRES AVAILABLE

FREESTANDING FACILITY

3307 74 AVENUE, LEDUC, AB

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

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PROPERTY DETAILS

| | |
|----------------------------|--|
| LEGAL DESCRIPTION | Plan 1423864, Block 18, Lot 6 |
| YEAR BUILT | 2015 |
| ZONING | IM - Medium Industrial |
| LEASABLE AREA | 19,890 SF |
| SITE SIZE | ±2.03 Acres |
| SITE COVERAGE RATIO | 22.49% |
| LOADING DOORS | Grade (4) 14' x 16' Dock (1) 8' x 10' |
| POWER | 400 Amp, 600 Volt, 3 Phase (TBD) |
| HEATING | Gas fire unit |
| LIGHTING | T5 |
| SUMPS | Yes |
| CLEAR HEIGHT | 24' |
| SPRINKLERED | Yes |
| CRANE | (1) 1-ton jib crane |

SUBLEASE RATE Market

OPERATING COST Self-managed

AVAILABILITY September 1, 2026

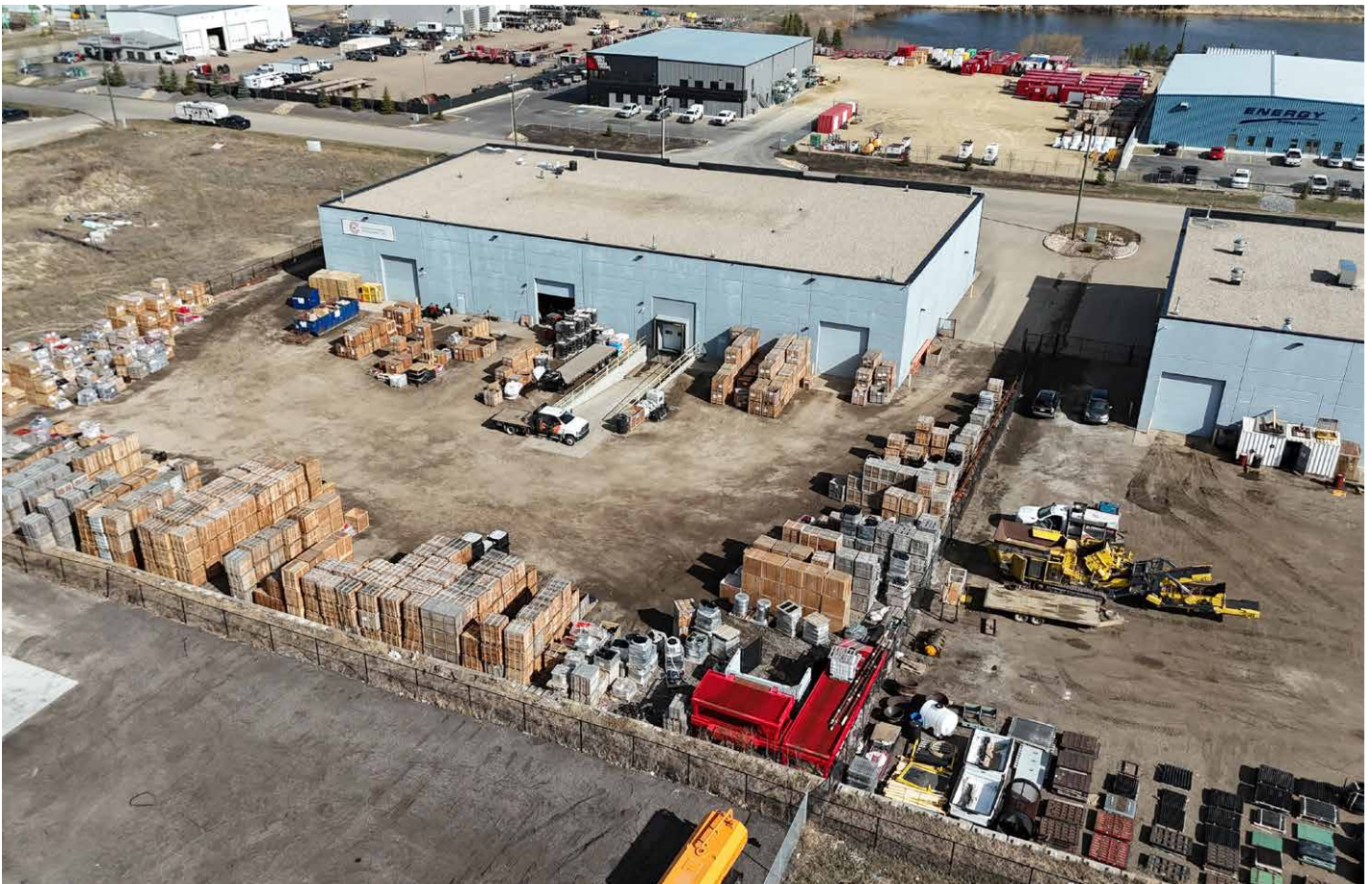
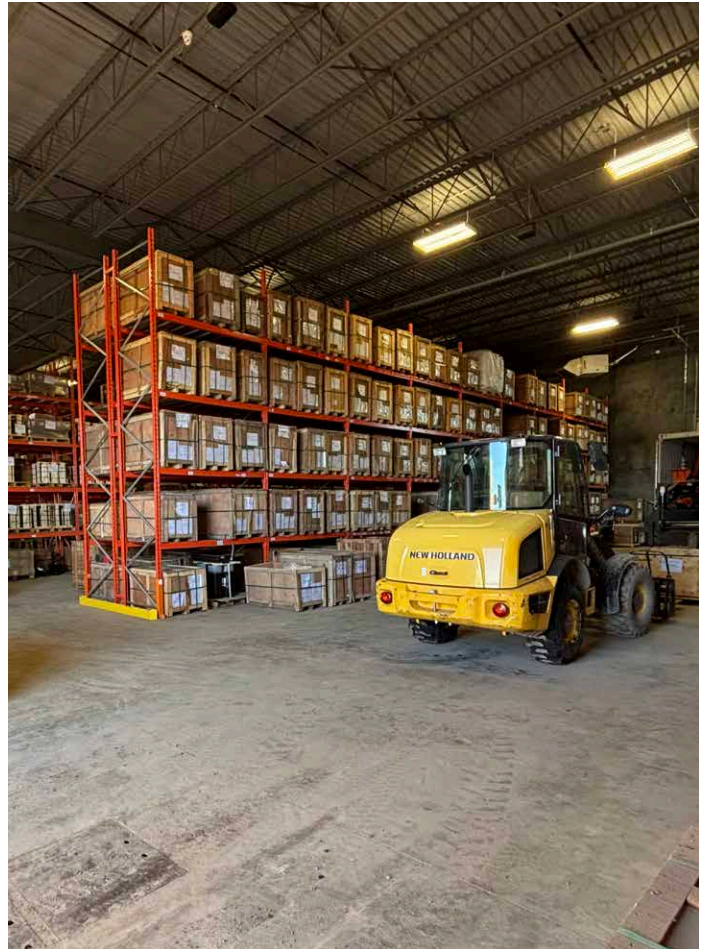
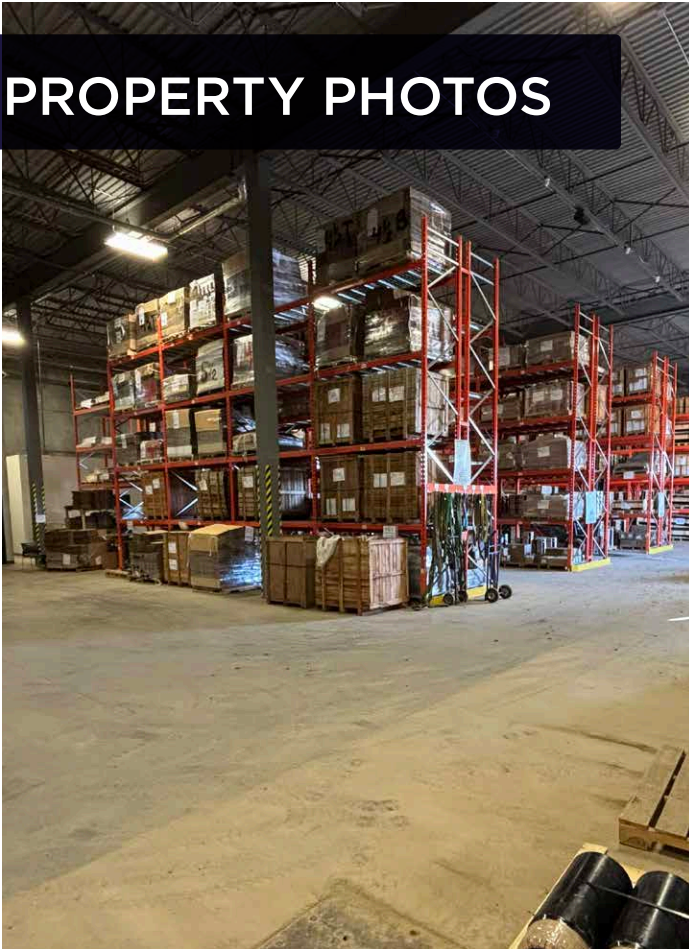
SUBLEASE EXPIRY December 31, 2032



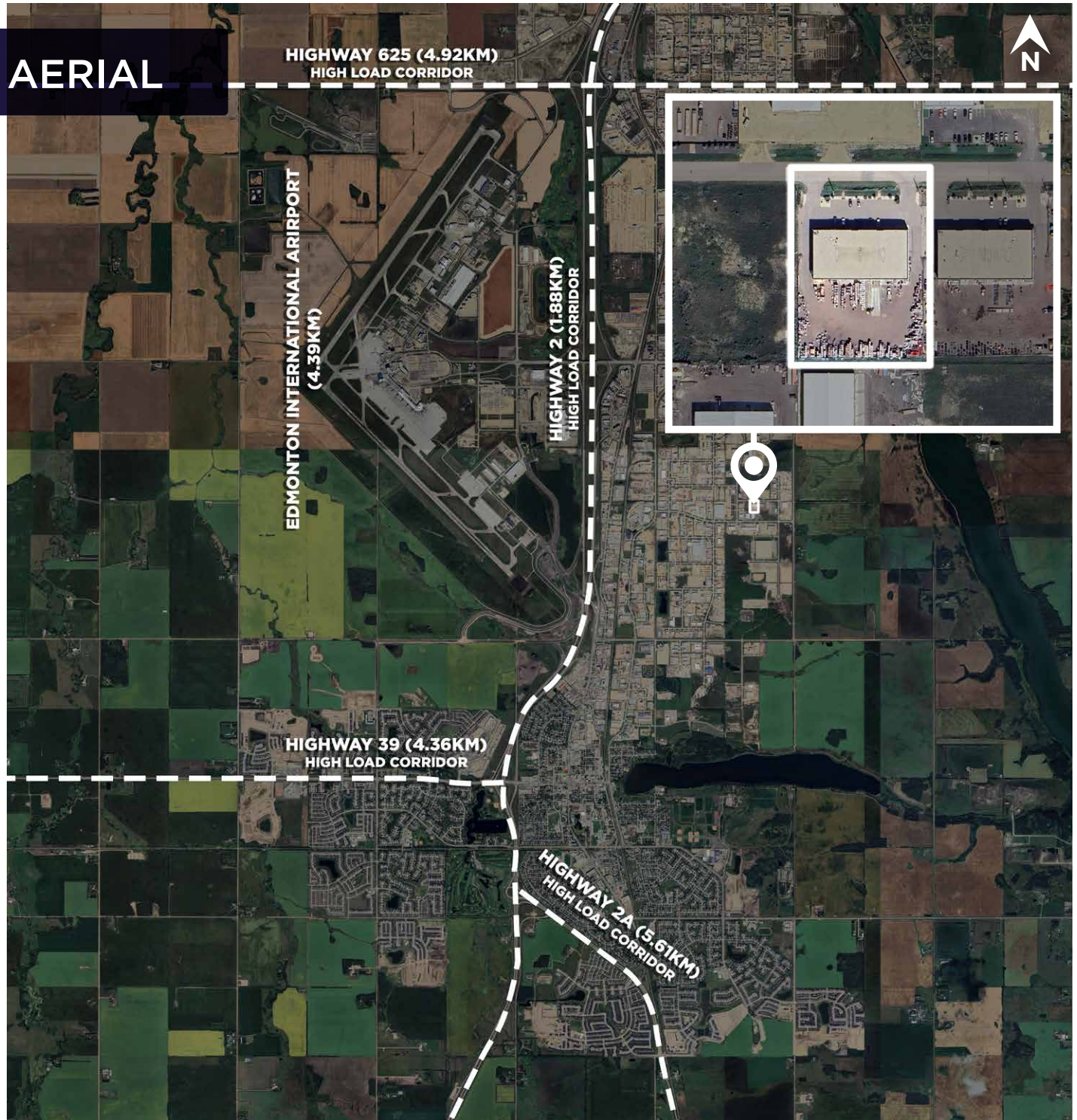
PROPERTY HIGHLIGHTS

- Two site access points serving a fenced, gated compacted graveled yard
- High-efficiency freestanding building
- Insulated concrete tilt-up construction
- Crane-ready (10-tonne capacity)
- Drive-thru wash bay
- Concrete storage mezzanine (TBC)
- Telus Fibre Optic
- Racking - Negotiable
- Jib Crane - Negotiable

PROPERTY PHOTOS



AERIAL



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