



**CUSHMAN &  
WAKEFIELD**  
Edmonton

**FOR SUBLEASE**

**LEASE RATE \$16.00 /SF**

**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  
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**Jeff Drouin Deslauriers, SIOR®**  
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587 338 5333  
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780 420 1177  
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# PROPERTY DETAILS

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



## 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

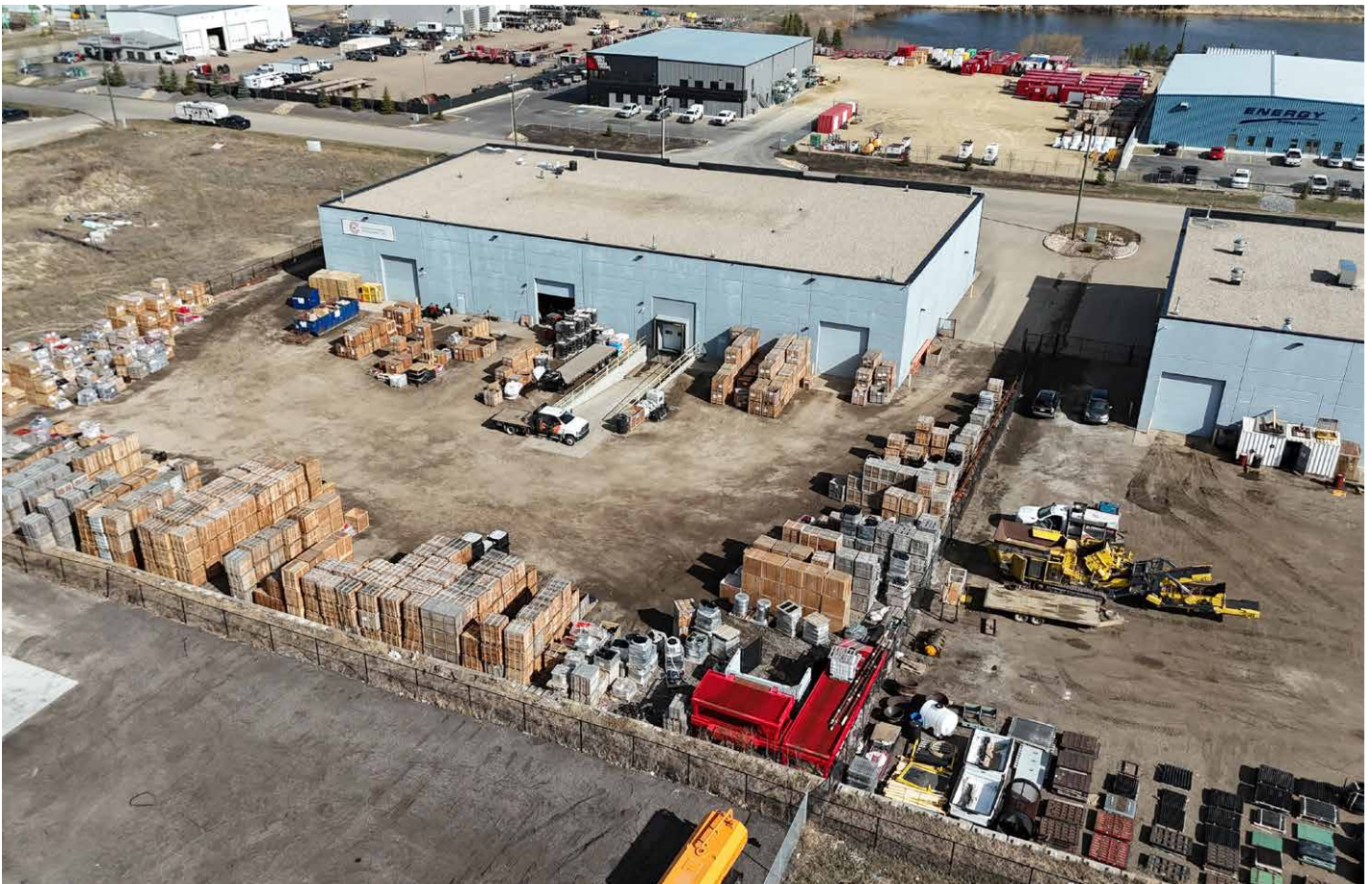
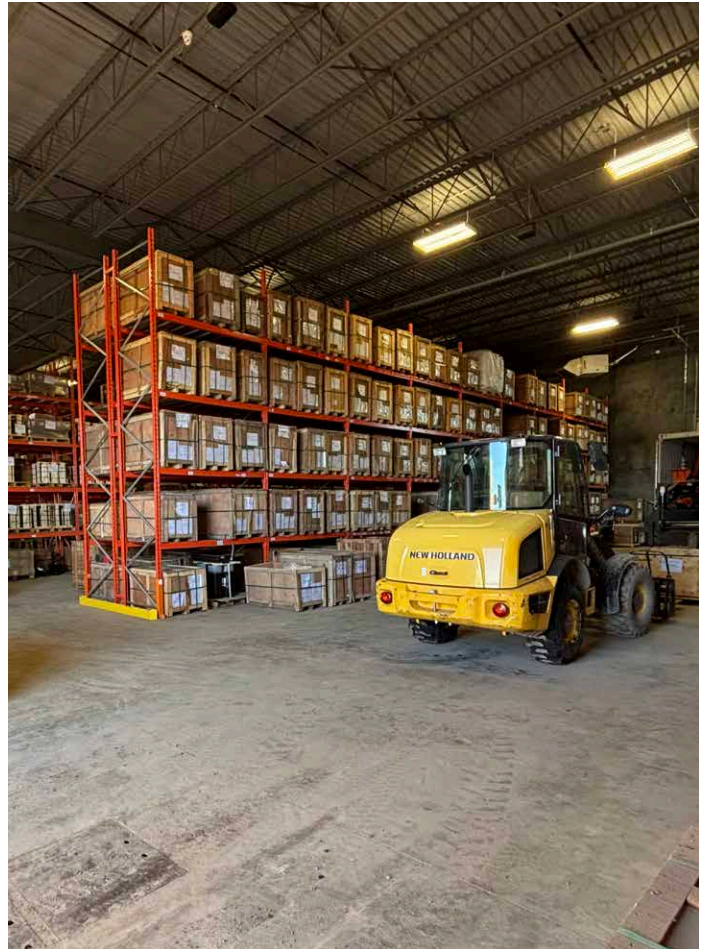
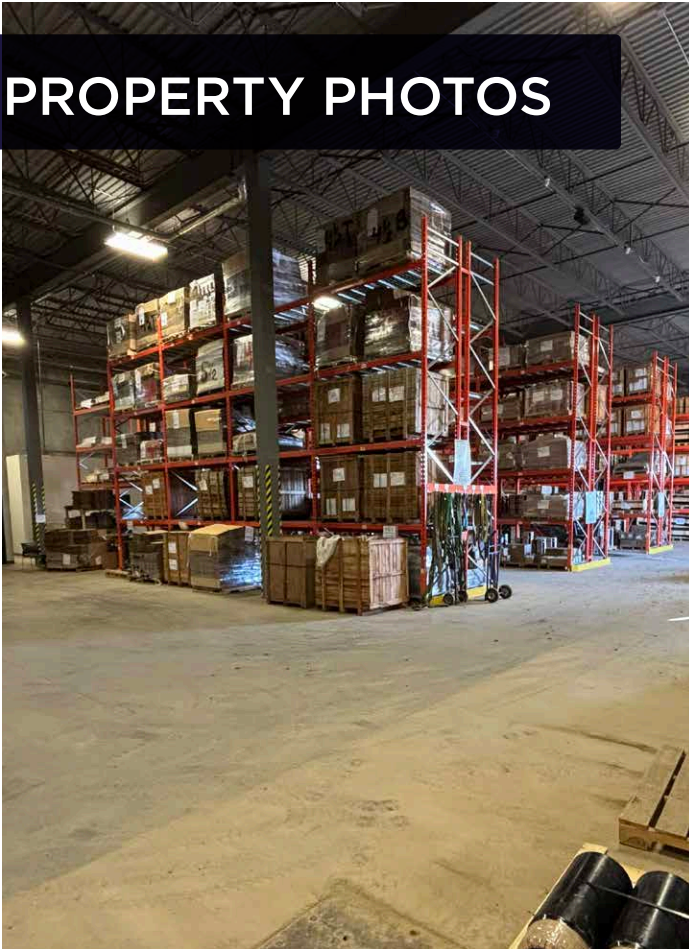
**SUBLEASE RATE** \$16.00 /SF

**OPERATING COST** \$3.93 /SF (2026)

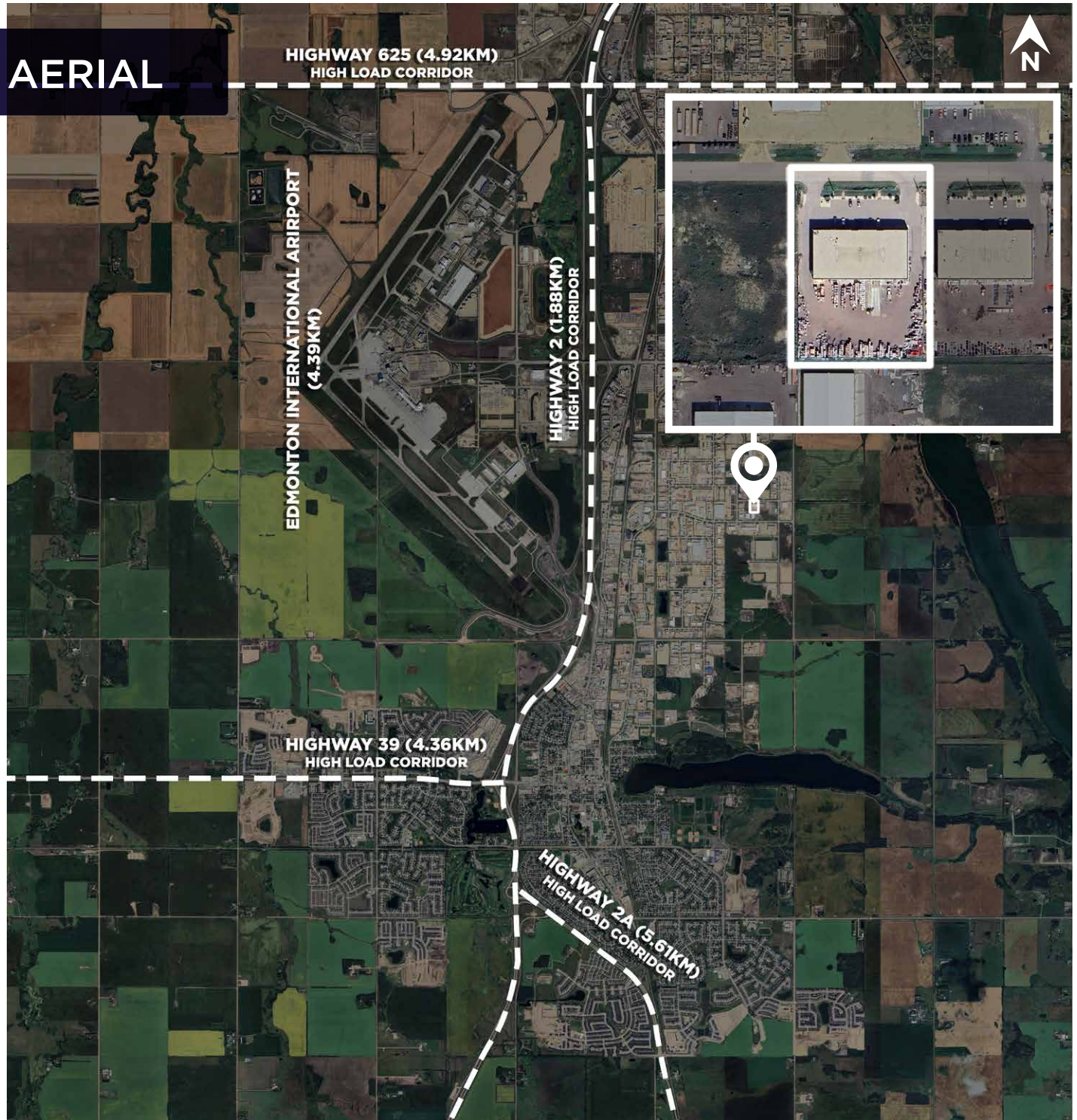
**AVAILABILITY** September 1, 2026

**SUBLEASE EXPIRY** December 31, 2032

# PROPERTY PHOTOS



# AERIAL



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