

3308 ALLARD AVENUE, LEDUC

BRAND NEW INDUSTRIAL SHOP



15,600 SF (+/-) | AVAILABLE IMMEDIATELY



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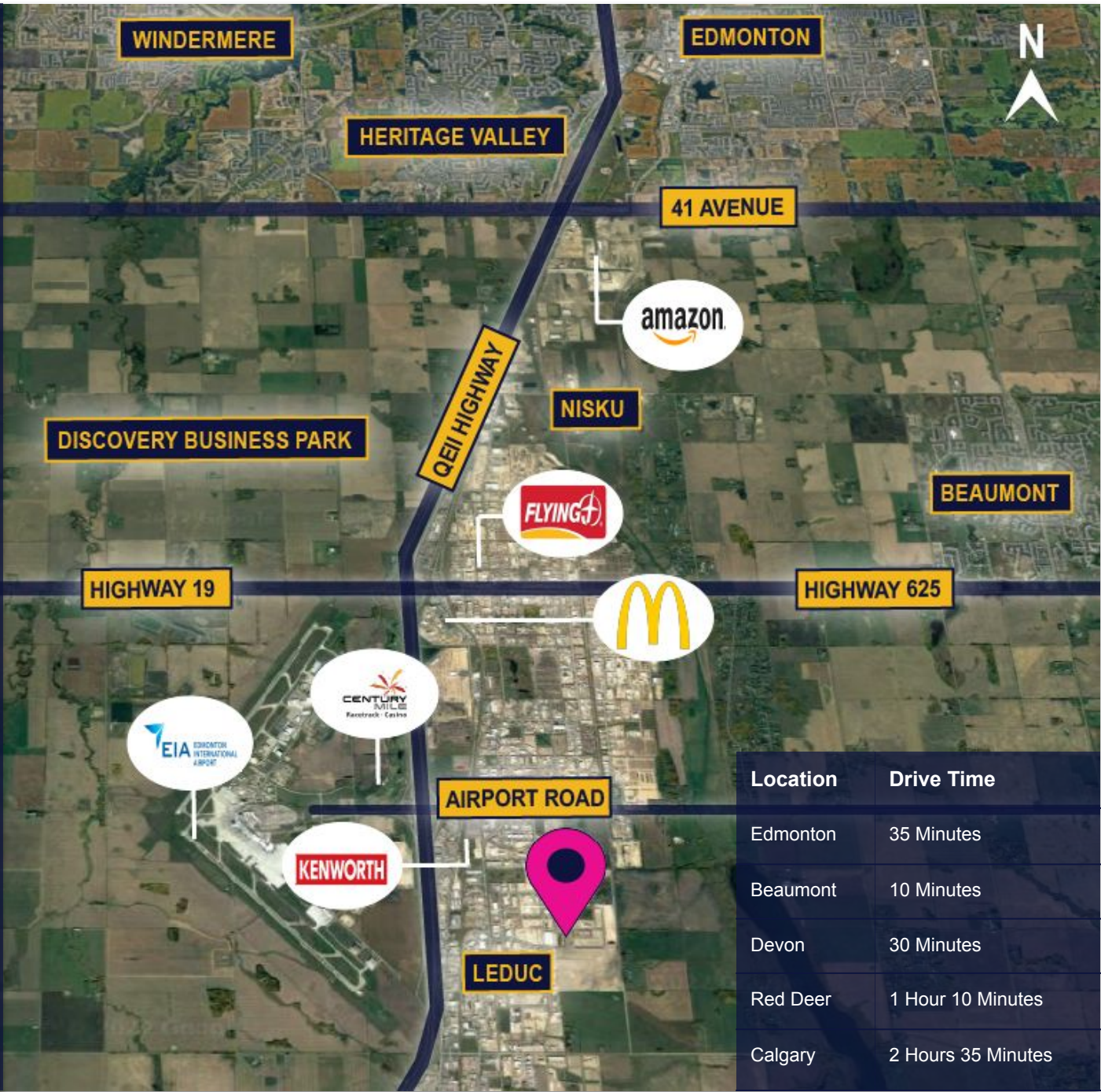
AICRE IS PLEASED TO PRESENT THIS NEW INDUSTRIAL DEVELOPMENT LOCATED IN THE HEART OF THE LEDUC BUSINESS PARK

- **1 x 15,600 SF OFFICE/WAREHOUSE SHOP**
- **TURN-KEY OFFICE SPACE - 3,600 SF**
- **20 TON CRANE CAPABLE**
- **DRIVE THROUGH SHOP**
- **BRAND NEW CONSTRUCTION**

LOCATION

Located in the heart of Leduc's industrial sector, this newly constructed building features a drive-through bay with crane capability:

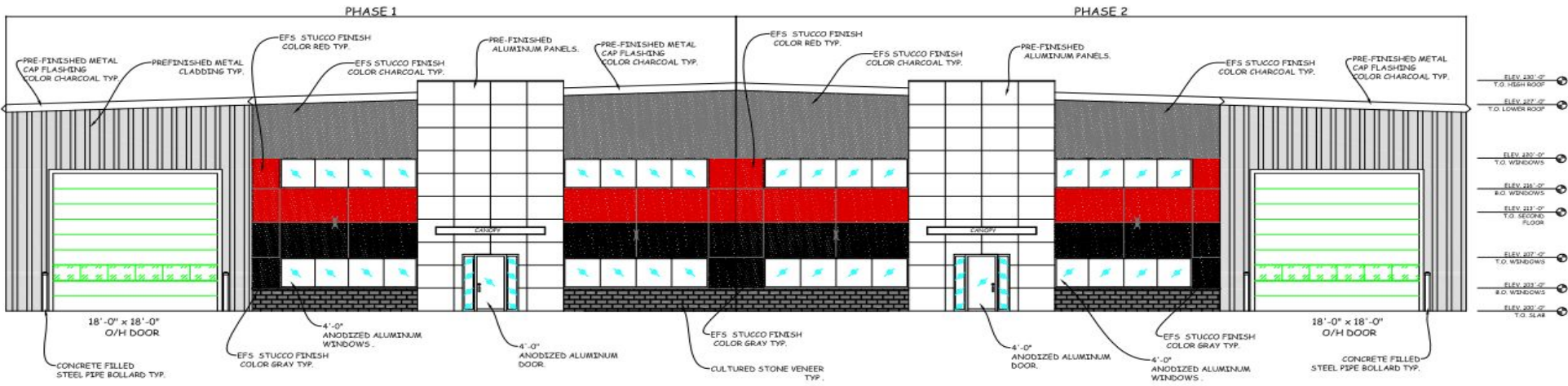
- Excellent access to major highways including Highway 625, Highway 19, Queen Elizabeth II Highway, Sparrow Drive, Airport Road and Nisku Spine Road (9 Street)
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont and Edmonton
- Neighbouring businesses include Tadano America Corporation, Vulcraft, TNT Crane & Rigging, Welltec Canada Inc. and Ford Motor Company Canada Edmonton PDC
- High exposure to Allard Avenue



| Location | Drive Time |
|----------|--------------------|
| Edmonton | 35 Minutes |
| Beaumont | 10 Minutes |
| Devon | 30 Minutes |
| Red Deer | 1 Hour 10 Minutes |
| Calgary | 2 Hours 35 Minutes |

BUILDING OVERVIEW

| | |
|-------------------|--|
| Yard | Fenced & Gravel Yards |
| Heat: | Radiant |
| Makeup Air: | Yes - If Required |
| Power: | 600 A / 480 V / 3 Phase (TBC) |
| Loading: | 3 x 18' x 18' Grade Doors |
| Ceiling Height: | 24' Clear |
| Crane: | 20 Ton Crane Capable - Can Be Included |
| Underhook Height: | 20' (+/-) |
| Sump: | Yes |



SOUTH ELEVATION
SCALE: 1"=100"

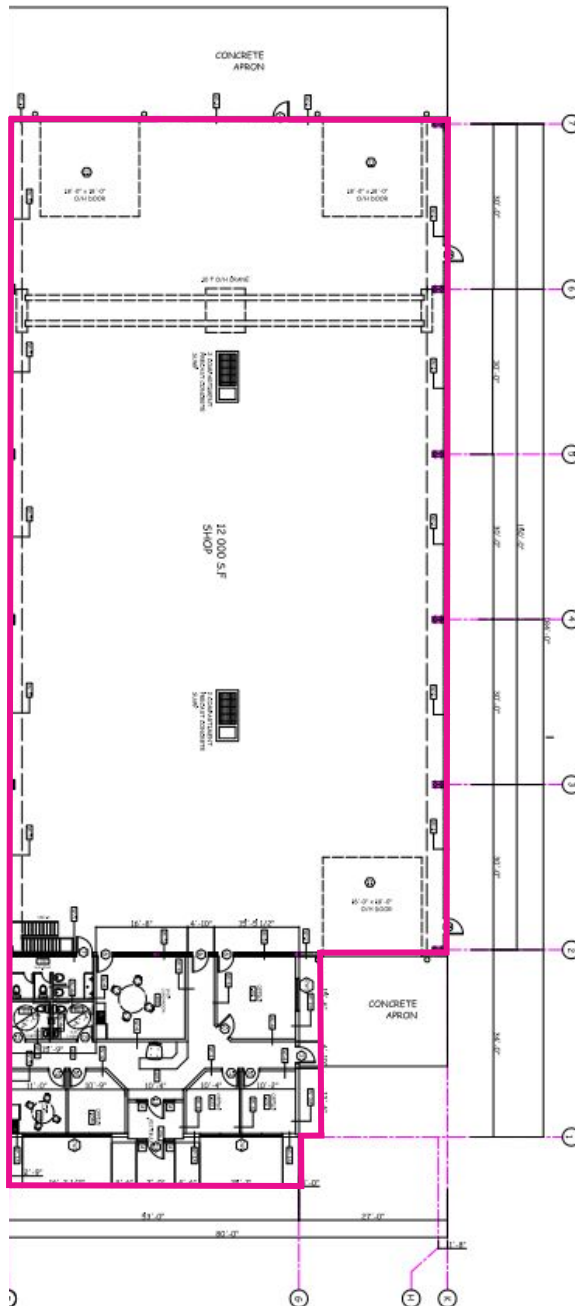


SITE PLAN



MAIN FLOOR PLAN

SCALE: 1" = 100"



SHOP HIGHLIGHTS:

- 150' Long
- 80' Wide
- Makeup Air
- 2 - Stage Sumps
- 20 Ton Crane Capable
- Oversized Grade Loading Doors

SHOP BREAKDOWN:

TOTAL SHOP SIZE: 15,600 SF (+/-)

WAREHOUSE SIZE: 12,000 SF (+/-)

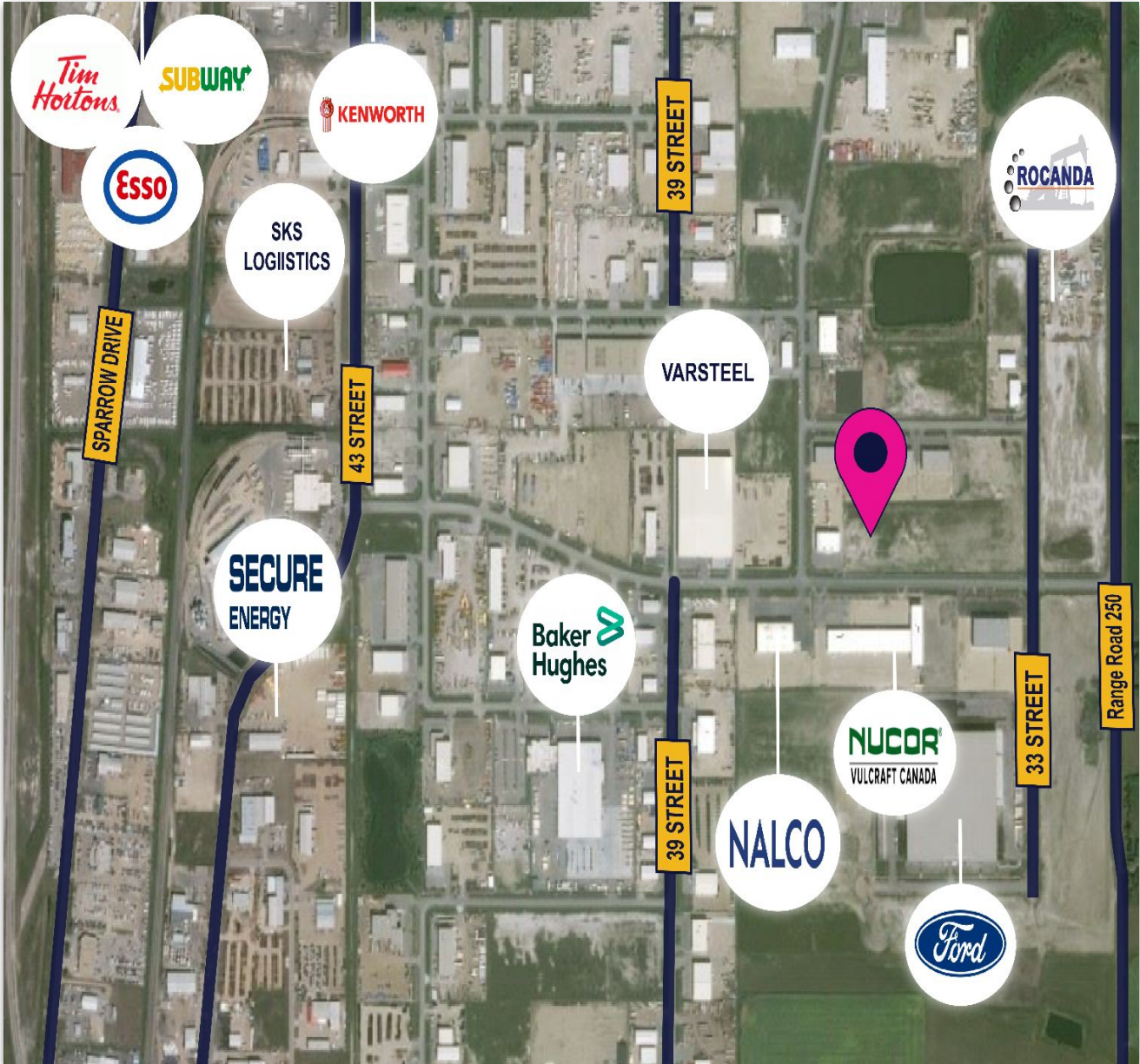
OFFICE SIZE: 3,600 SF (+/-)

MAIN FLOOR: 1,800 SF (+/-)

SECOND FLOOR: 1,800 SF (+/-)*
*To be built to tenant specifications

PROPERTY DETAILS

| | |
|------------------------------|-------------------------------|
| Address: | 3308 Allard Avenue, Leduc |
| Legal: | Plan 1521918, Block 18, Lot 1 |
| Zoning: | IND (Industrial) |
| Site Size: | 2.03 Acres (+/-) |
| Individual Shop Size: | 15,600 SF (+/-) |
| Warehouse Size: | 12,000 SF (+/-) |
| Office Size | 3,600 SF (+/-) |
| Possession: | Immediately |
| Base Rent: | \$17.50 / SF |
| Operating Costs: | \$4.00 / SF (Estimated) |
| Sale Price: | \$3,499,999.00 |



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