

# 3306 ALLARD AVENUE, LEDUC

NEW DEVELOPMENT - SUMMER 2024



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

- **28,700 SF TOTAL BUILDING**
- **25,100 SF WAREHOUSE**
- **TURN-KEY OFFICE SPACE - 3,600 SF**
- **1 x 10 TON CRANE - CLEAR SPAN**
- **4 x GRADE LOADING DOORS**
- **BRAND NEW CONSTRUCTION**

# LOCATION

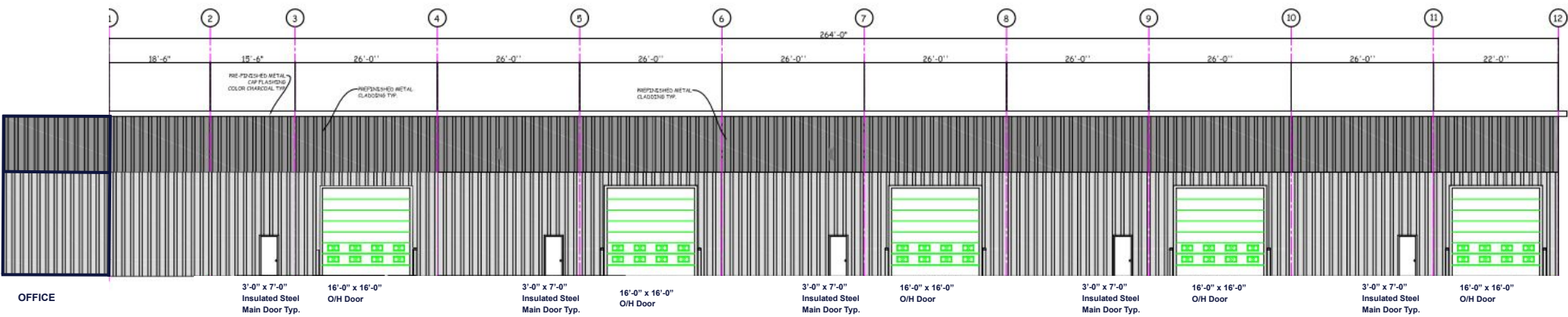
Located in the heart of Leduc's industrial sector, this newly constructed building features a drive-through bay with crane capability:

- 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



# BUILDING OVERVIEW

<b>Yard:</b>	Fenced & Gravel Yard
<b>Heat:</b>	Radiant
<b>Makeup Air:</b>	Yes - If Required
<b>Power:</b>	400 A* / 120 - 208 V, 480 V, 6,000 V / 3 Phase (TBC) *400 A More can be added if required
<b>Loading:</b>	4 x 18' x 18' Grade Doors 1 x 16' x 16' Grade Door
<b>Ceiling Height:</b>	28'
<b>Crane:</b>	1 x 10 Ton
<b>Underhook Height:</b>	22"
<b>Sump:</b>	Yes
<b>Makeup Air:</b>	Yes - If Required

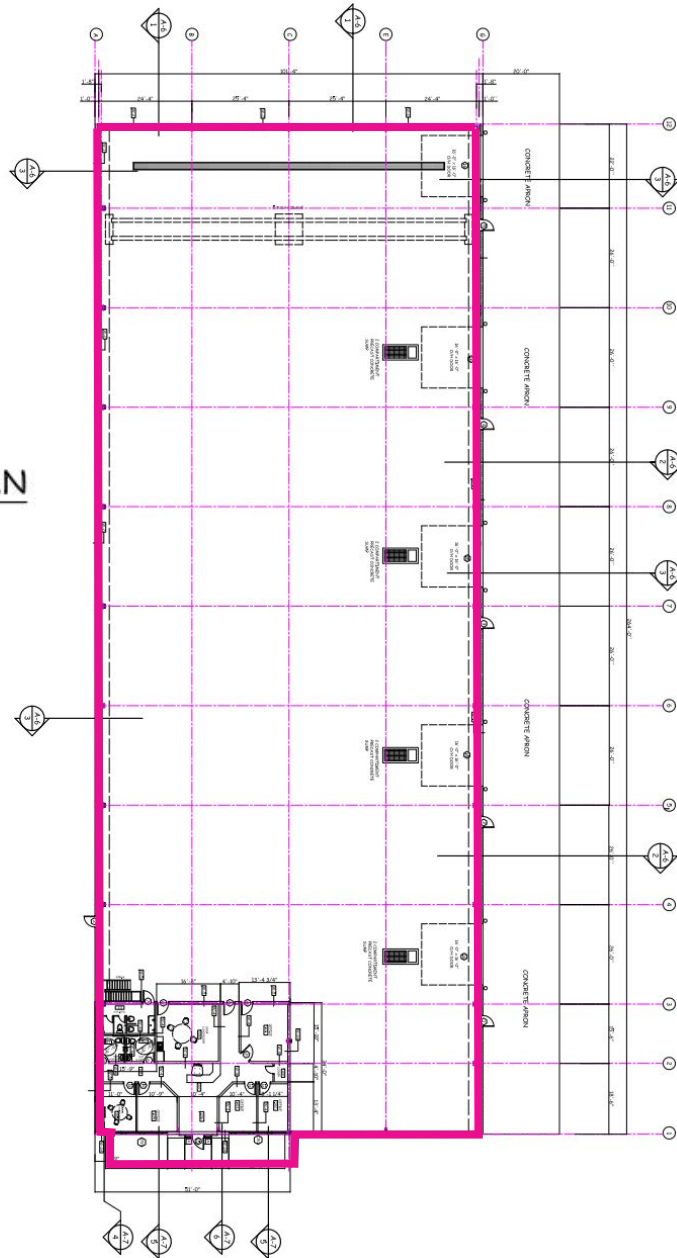


# SITE PLAN



## MAIN FLOOR PLAN

SCALE: 1" = 100'



## SHOP HIGHLIGHTS:

- 264' Long
- 101'.4" Wide
- Makeup Air
- 2 - Stage Sumps
- 10 Ton Crane - Clear Span
- Grade Loading Doors
- Wash Bay

## SHOP BREAKDOWN:

**TOTAL SHOP SIZE:** 28,700 SF (+/-)

**WAREHOUSE SIZE:** 25,100 SF (+/-)

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

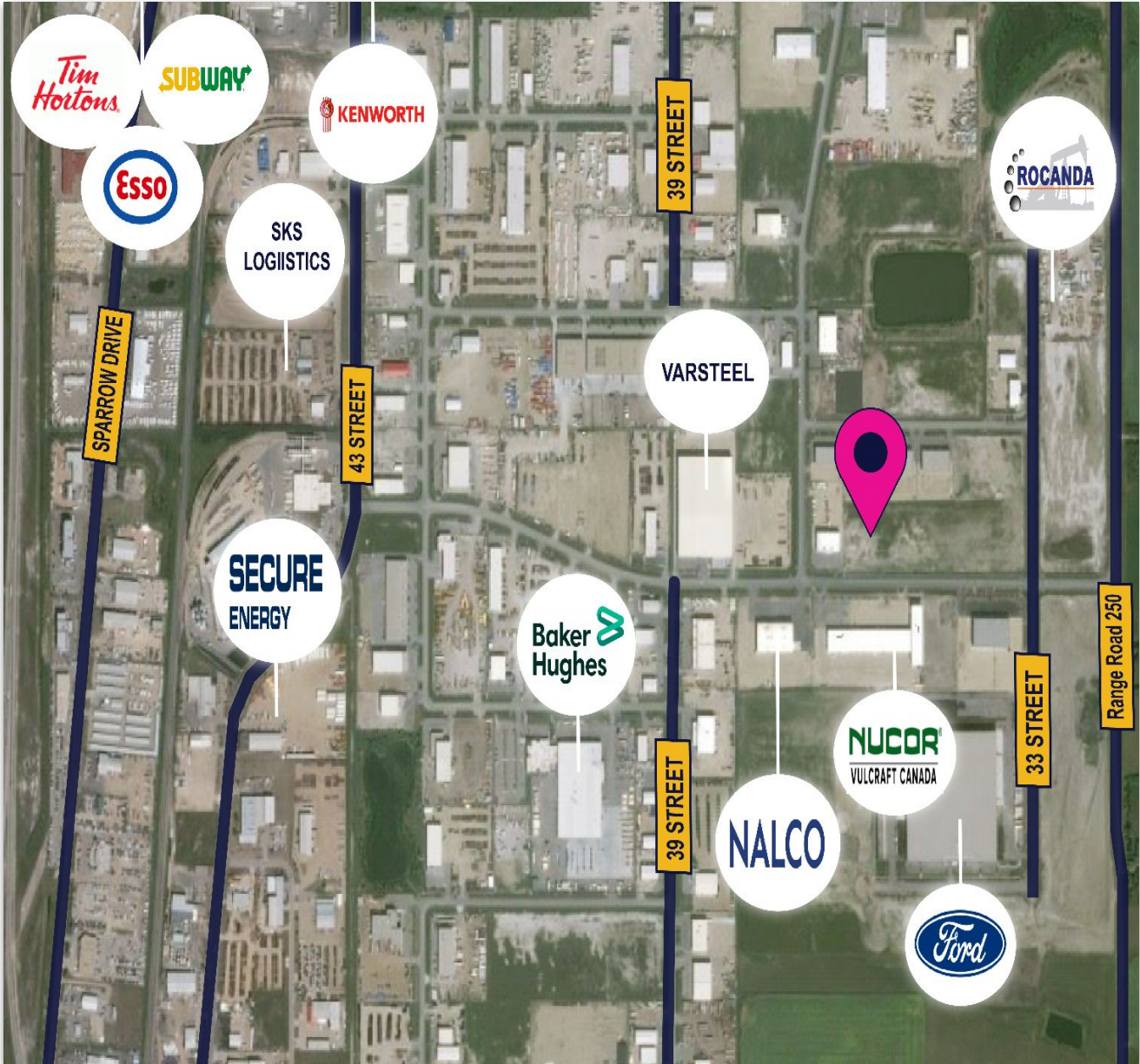
**MAIN FLOOR:** 1,800 SF (+/-)

**SECOND FLOOR:** 1,800 SF (+/-)\*

\*To be built to purchaser specifications

# PROPERTY DETAILS

<b>Address:</b>	3306 Allard Avenue, Leduc
<b>Legal:</b>	Plan 1521918, Block 18, Lot 14
<b>Local Government:</b>	City of Leduc
<b>Zoning:</b>	IM (Medium Industrial)
<b>Site Size:</b>	2.03 Acres (+/-)
<b>Total Size:</b>	28,700 SF (+/-)
<b>Warehouse Size:</b>	25,100 SF (+/-)
<b>Office Size:</b>	3,600 SF (+/-)
<b>Possession:</b>	Summer 2024
<b>Sale Price:</b>	\$8,199,999.00



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