



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

84 AVENUE INDUSTRIAL BAY

3909 84 Avenue, Leduc, AB

NEW UNIT AVAILABLE

EXTENSIVE YARD UPGRADES

NEW OFFICE RENOVATIONS

ONE VACANCY REMAINING - 7,200 SF BAY FOR LEASE

PROPERTY HIGHLIGHTS

- 7,200 SF bay available
- Dedicated fenced yard area
- Office upgrades underway including paint, flooring, LED lighting. Warehouse upgrades include automatic grade doors and new LED lighting
- Sprinklers and sump in the warehouse
- Adjacent to Nisku Industrial Park, with quick access to QEII Highway via Airport Road, and 5 minutes to the Edmonton International Airport
- Large marshalling and exclusive yard area, concrete drive aisles and wrap around truck access

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PROPERTY DETAILS

Neighbourhood:	Leduc Business Park
Zoning:	IL - Light Industrial
Space Size:	Bay 109 & 110: 7,200 SF Availability: Immediately
Ceiling Height:	24' clear

Power Service:	208 Volt, 200 Amp, 3 Phase/ bay (TBC by the Tenant)
Lease Rate:	Starting at \$14.00 per SF
Operating Costs:	\$4.75 per SF (2025)
Monthly Lease Cost:	Starting at \$11,250.00 + GST

PROPERTY PHOTOS



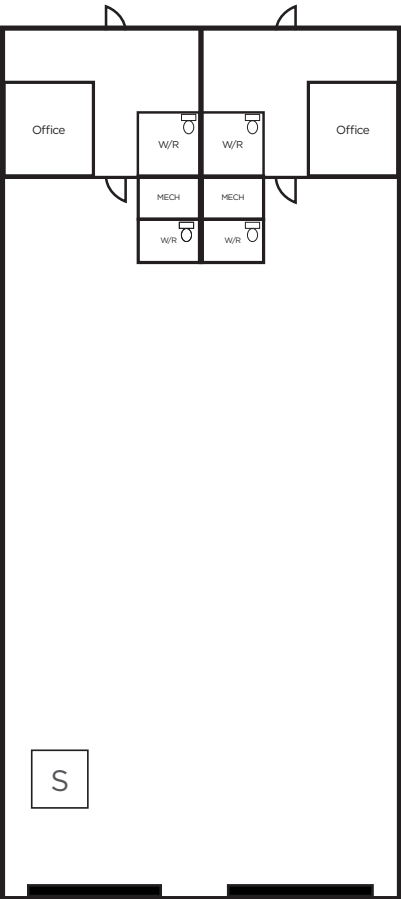
3,600 SF SINGLE BAY*



PROPERTY PHOTO

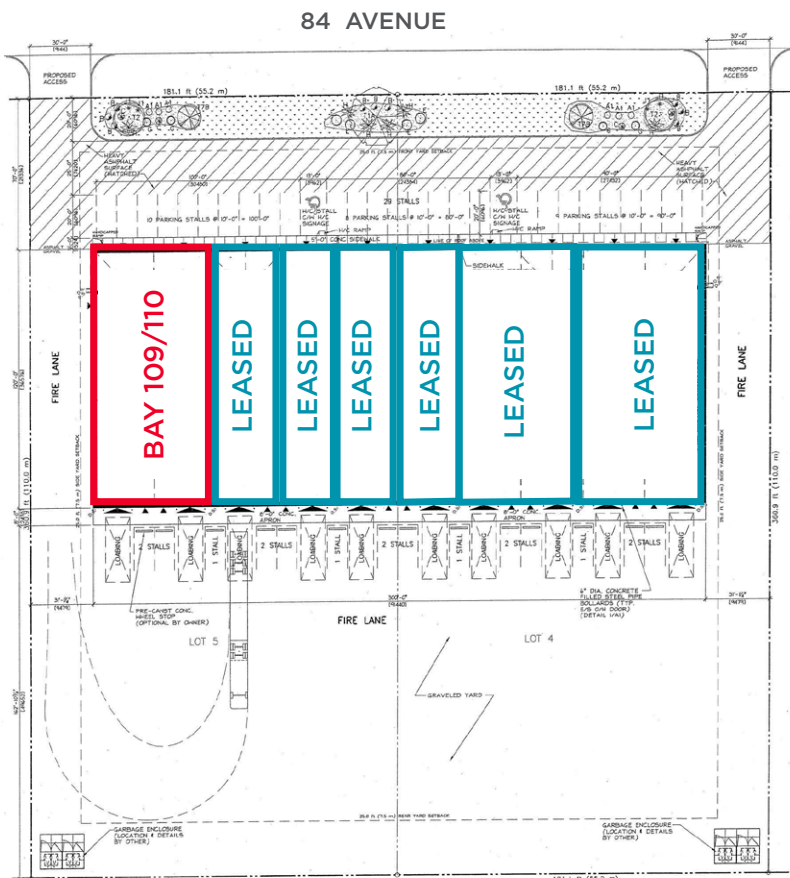


FLOOR PLAN

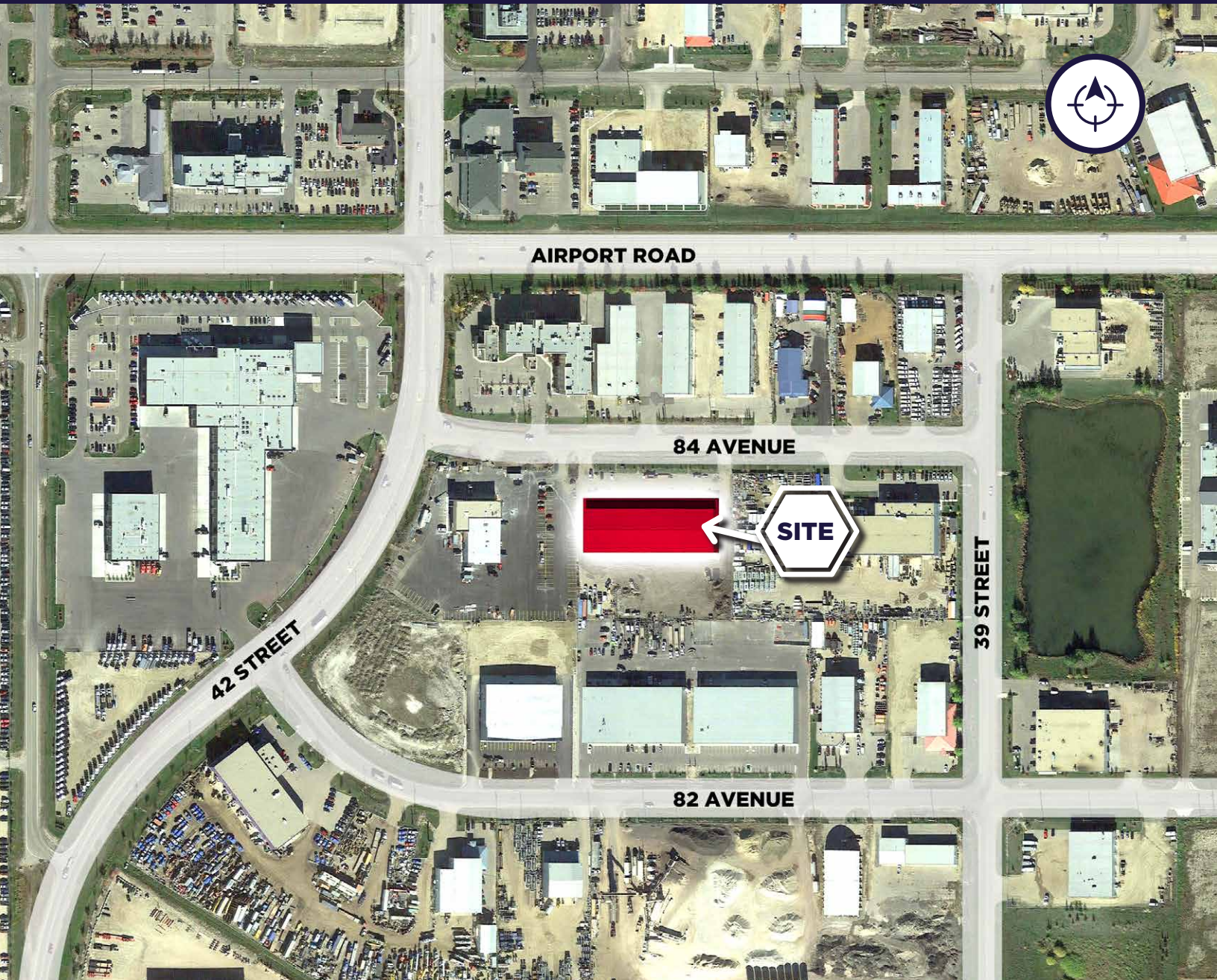


* Sample floor plan for 7,200 SF (not to scale)

SITE PLAN



KEEP IN TOUCH



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