



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

84 AVENUE INDUSTRIAL BAYS

3909 84 Avenue, Leduc, AB

NEW UNIT AVAILABLE

EXTENSIVE YARD UPGRADES

NEW OFFICE RENOVATIONS

3,600 – 7,200 SF BAYS FOR LEASE

PROPERTY HIGHLIGHTS

- 3,600 SF bay available immediately and 7,200 SF bay available January 1, 2026
- Concrete yard and wrap around drive aisles
- Office upgrades including paint, flooring, LED lighting
- 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

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PROPERTY DETAILS

Neighbourhood: Leduc Business Park

Zoning: IL – Light Industrial

Space Size: Bay 105: 3,600 SF
Availability: Immediately

Bay 109 & 110: 7,200 SF
Availability: January 1, 2026

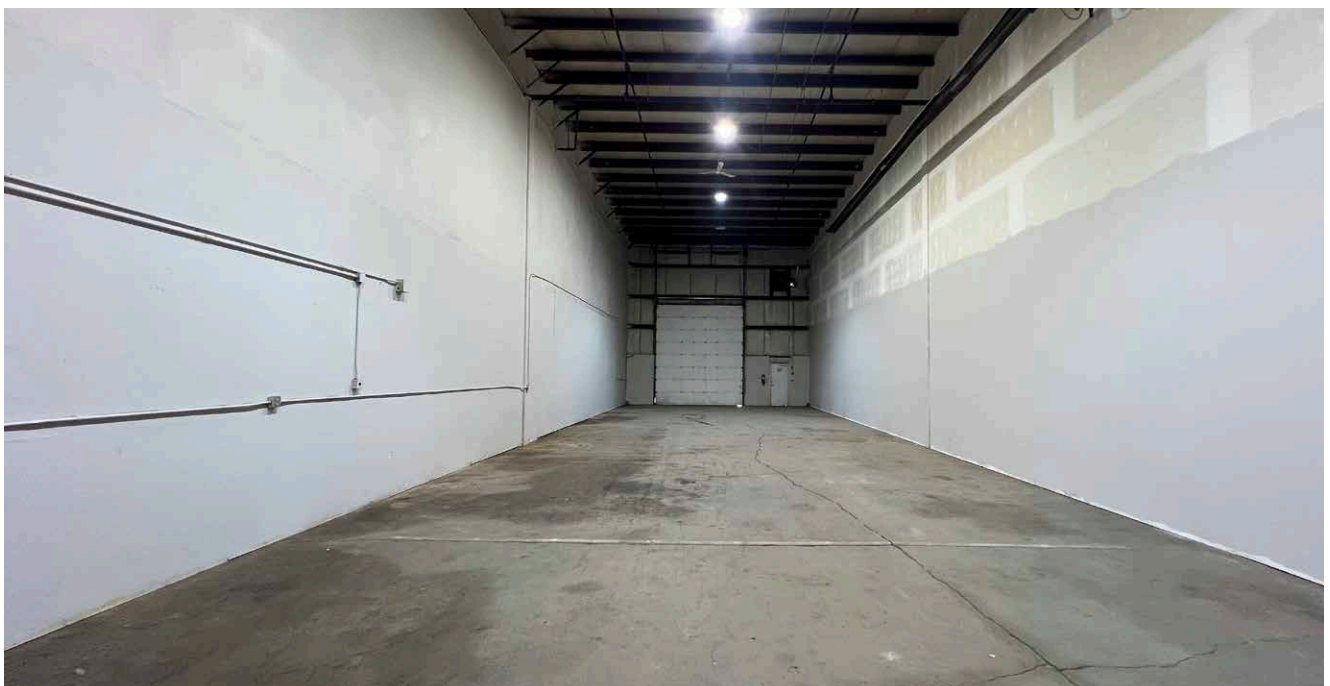
Ceiling Height: 24' clear

Power Service: 208 Volt, 200 Amp, 3 Phase/
bay (TBC by the Tenant)

Lease Rate: Starting at \$13.00 per SF

Operating Costs: \$4.75 per SF (2025)

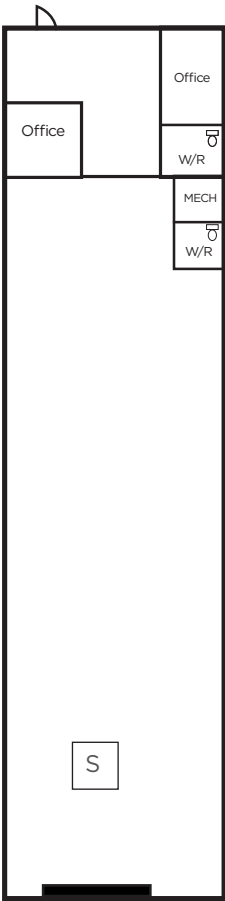
PROPERTY PHOTOS



PROPERTY PHOTO

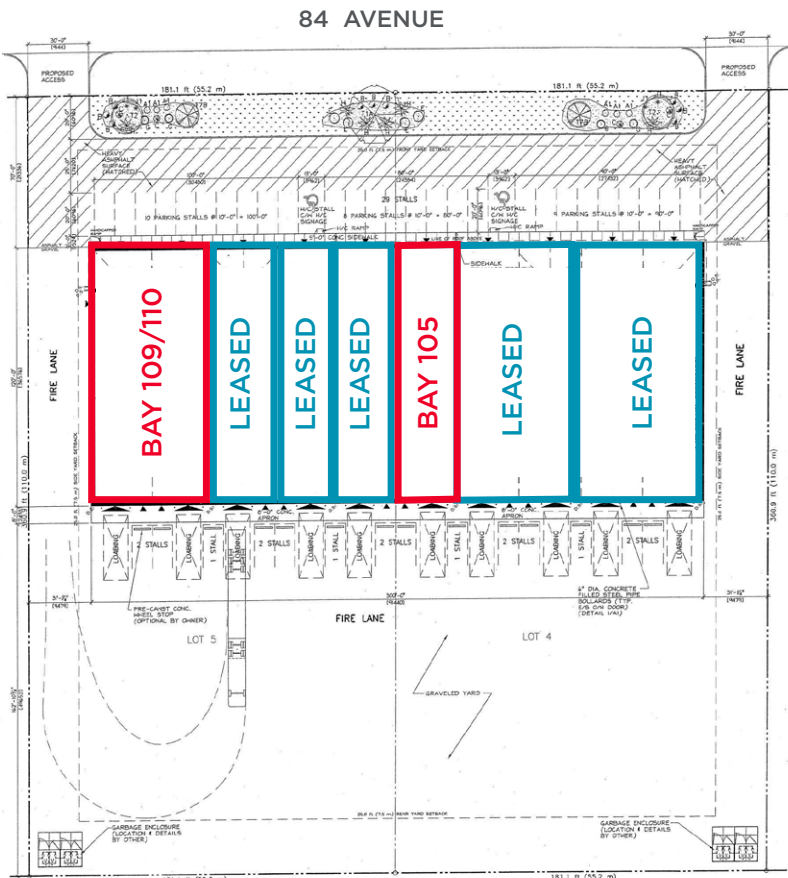


FLOOR PLAN

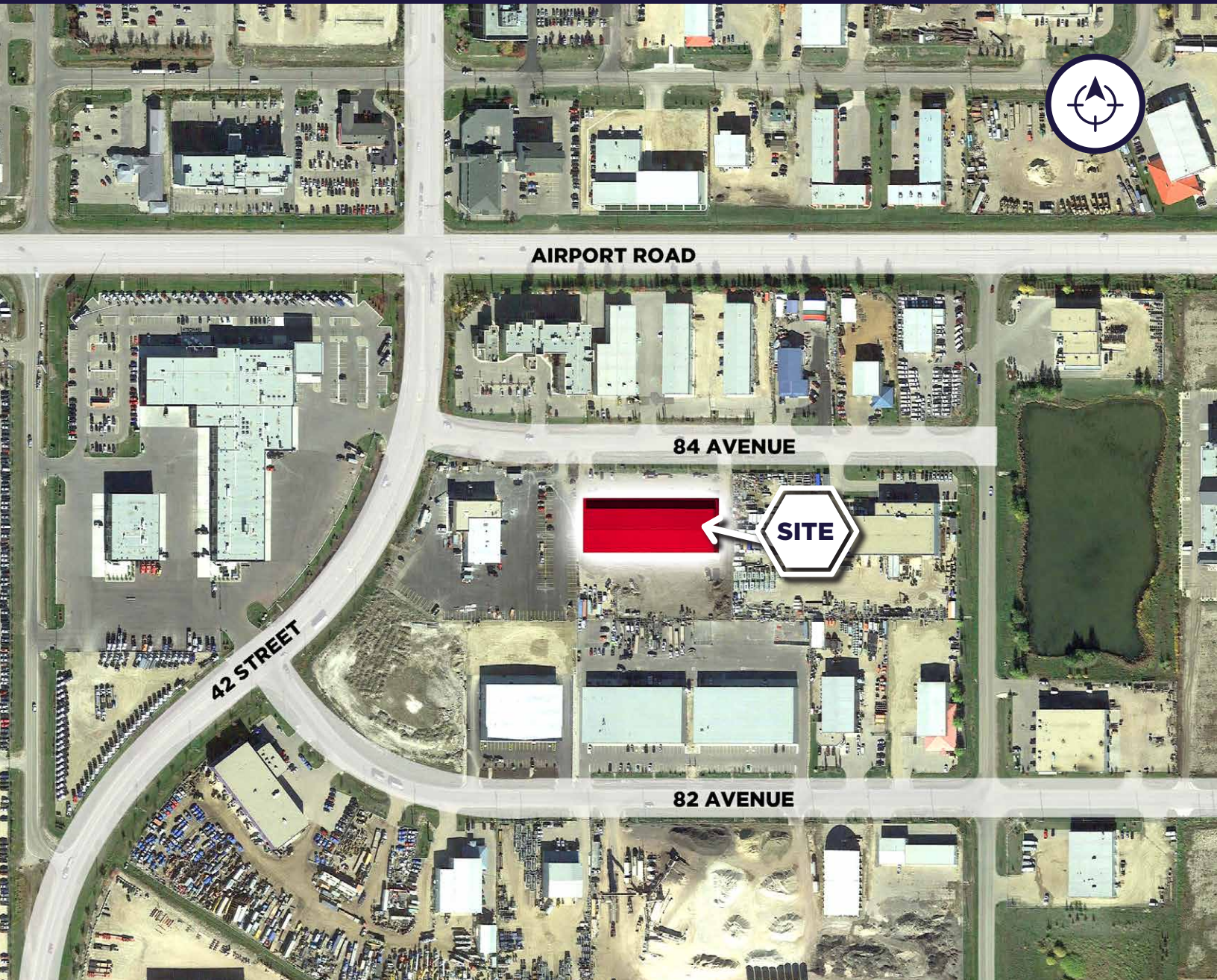


* Sample floor plan for 3,600 SF

SITE PLAN



KEEP IN TOUCH



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