FOR SALE/LEASE

TITAN BUILDING

3907/09 Allard Avenue, Leduc, AB

28,533 SF ON 4.53 ACRES

CUSHMAN & WAKEFIELD Edmonton



CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Kurt Paull, SIOR
Associate Partner
780 702 4258
kurt.paull@cwedm.com

Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

Will Harvie
Partner
780 902 4278
will.harvie@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. October 2026

THE OPPORTUNITY

- 28,533 SF freestanding building situated on 4.53 acres located in Leduc Business Park
- 13% site coverage ratio
- Heavy power
- Two (2) 7.5-ton bridge cranes
- Compressor, trench drains and in slab electrical outlets
- Two separately titled lots





PROPERTY DETAILS

MUNICIPAL ADDRESS
3907/09 Allard Avenue, Leduc, AB

ZONING
IM-Medium Industrial

MARKET
Leduc Business Park

BUILDING SIZE
21,328 SF (Warehouse)
3,725 SF (Office)
3,240 SF (2nd Floor Office)
240 SF (Boiler Room)
28,533 SF (Total)

SITE SIZE
Lot 2: 2.54 Acres
Lot 3: 1.99 Acres
Total: 4.53 Acres

CEILING HEIGHT
24' Clear

LOADING DOORS
Grade (3) 10' x 12'
Grade (1) 16' x 16'

POWER
1,200 Amp, 3 Phase (TBC)

HEATING
Radiant Tube

SUMP
Dual Compartment Sump & Trenches

LIGHTING
Fluorescent

LEASE RATE
$20.00 per SF

OPERATING COST
TBC

SALE PRICE
$8,250,000

TAXES
3907: $11,229.33 (2024)
3909: $71,027.49 (2024)

AVAILABILITY
June 1, 2024





CUSHMAN & WAKEFIELD
Edmonton

Kurt Paull, SIOR
Associate Partner
780 702 4258
kurt.paull@cwedm.com

Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

Will Harvie
Partner
780 902 4278
will.harvie@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. October 2026