

FOR LEASE

**NEW SINGLE OR  
MULTI-TENANT  
BUILDINGS**

**36,963 SF  
MULTI-TENANT BUILDINGS**

Allard Avenue & 33 Street,  
Leduc, AB

**GRADE LOADING**

**AVAILABLE Q4 2025**

**YARD/TRAILER STORAGE**

**BUILD TO SUIT OPPORTUNITIES AVAILABLE**



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QUEEN ELIZABETH | HIGHWAY 2

AIRPORT ROAD

# THE OPPORTUNITY



- Bay sizes starting at 18,481 SF
- Trailer storage on site
- Total of 188 surface parking stalls
- Grade loading with Drive-Thru
- Available Q4 2025

Varsteel Ltd.

BAKER HUGHES

Ford

ALLARD AVENUE

RANGE ROAD 250

33 STREET





# PROPERTY

## DETAILS

**LEGAL DESCRIPTION**  
Lots 1-6, Block 21, Plan 1521918

**ZONING**  
MI - Medium Industrial

**AVAILABLE**  
36,963 SF demisable to (2) 18,481 SF bays  
Additional Build to Suit Options Available

**SITE SIZE**  
5.11 Acres

**LOADING**  
Up to (6) Grade per 18,481 SF with Drive-Thru Capability

**POWER**  
To be Confirmed

**CEILING HEIGHT**  
31' Clear ; 26'9" Under Hook

**LEASE RATE**  
Market

**OPERATING COSTS**  
To be Determined

**AVAILABLE**  
Q4 2025

**CRANE**  
10-Ton Crane Capable



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