

FOR SALE

**LEDUC
FABRICATION
SERVICE
BUILDING**

**FREESTANDING
INDUSTRIAL**

3300 74 AVENUE
LEDUC, AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

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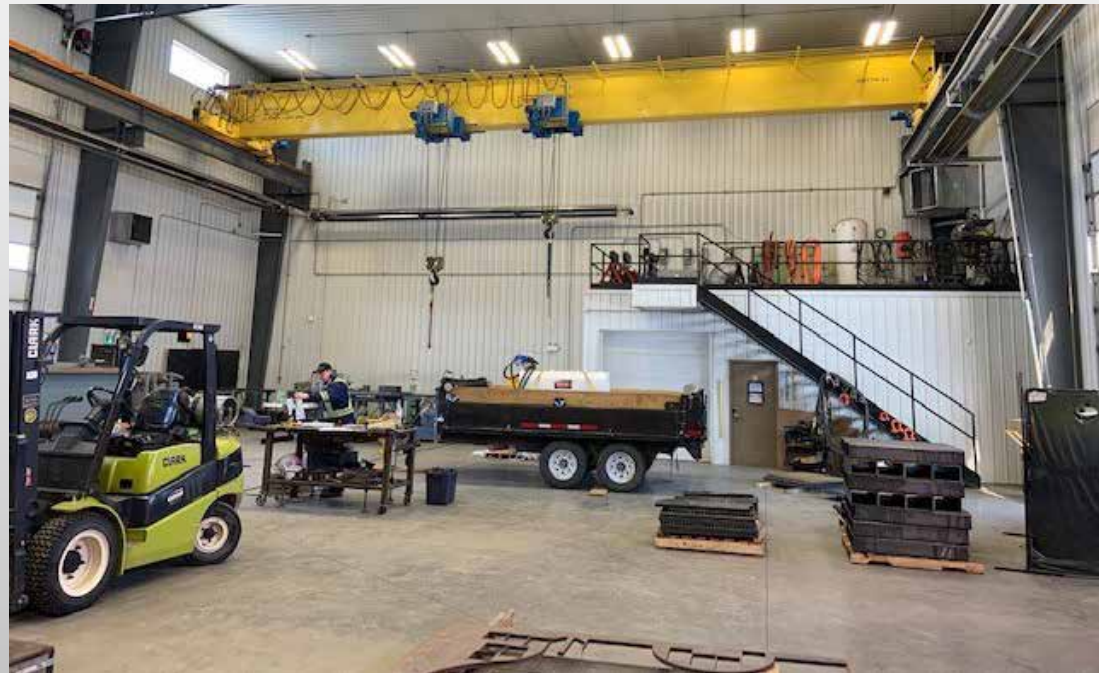
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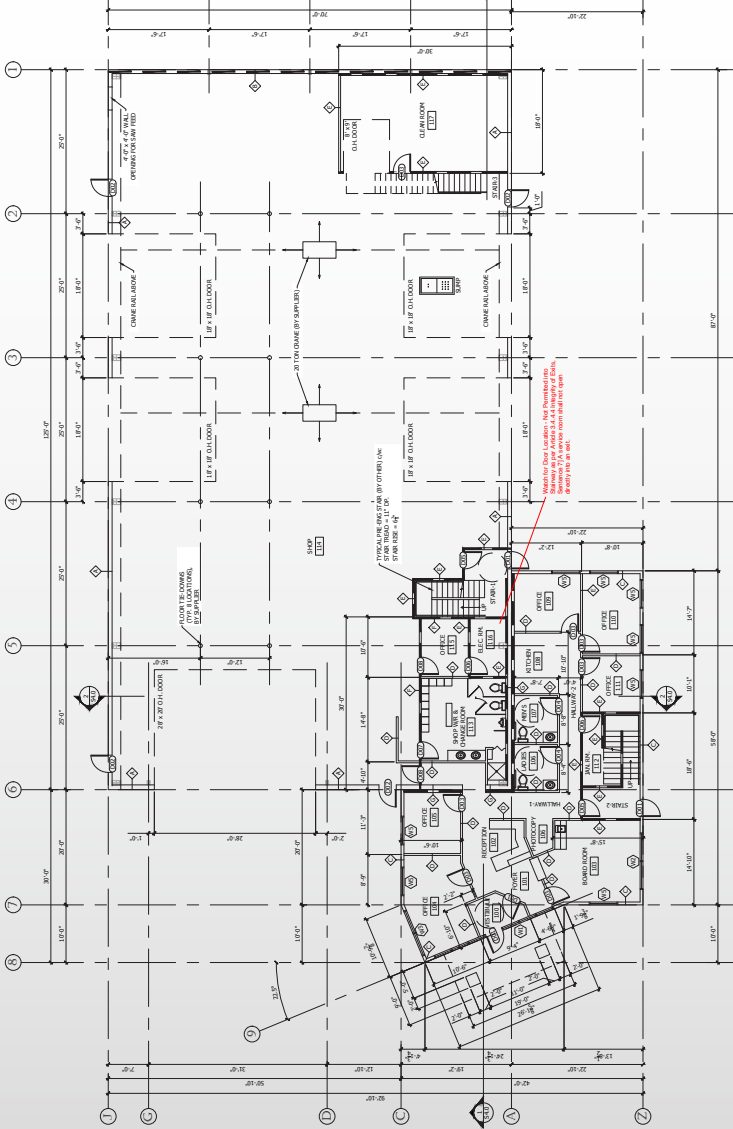
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PROPERTY HIGHLIGHTS

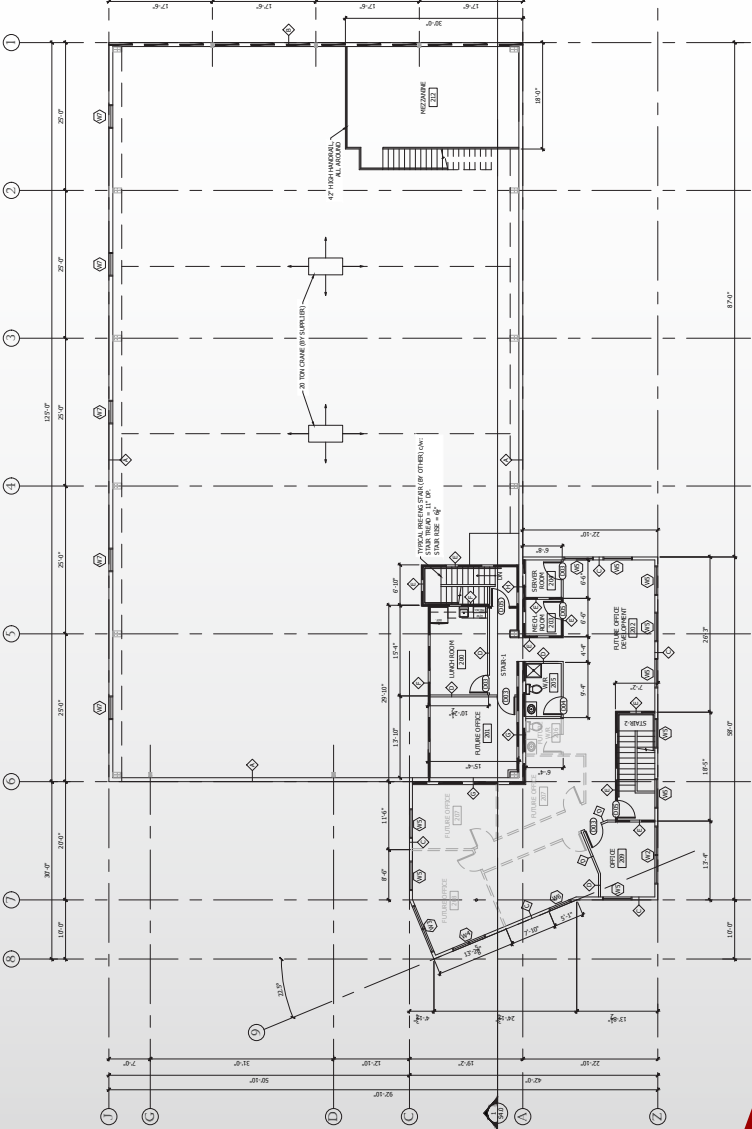
- First Class Industrial facility constructed in 2017
- 12,278 SF freestanding building on 1.45 acres
- 17% Site Coverage Ratio
- High end offices over two floors
- Four (4) 18' X 18' Drive Thru Grade Loading doors
- One (1) 28' X 20' Grade Loading door
- 800 Amp, 600 Volt, 3 Phase (TBV)
- 50,000 LB Pull down anchors in floor with four (4) leveling beams
- Air, gas & electrical lines throughout shop
- Air Exchange Unit



FLOOR PLANS



MAIN FLOOR PLAN



SECOND FLOOR PLAN

PROPERTY DETAILS

NEIGHBOURHOOD
Leduc Business Park

MUNICIPAL ADDRESS
3300 - 74 Avenue, Leduc, Alberta

LEGAL DESCRIPTION
Plan: 1423864 Block: 19 Lot: 13

ZONING
M2 - Medium Industrial

POWER:
800 Amp, 600 Volt, 3 Phase

LOADING DOORS
Grade (4) 18' X 18' Drive Thru
Grade (1) 28' X 20'

LIGHTING
LED

HEATING
Radiant Tube

SUMPS
Yes

CLEAR HEIGHT
28' Eave Height

CRANES
20-ton
Dual Hoist Crane
23'6" Under-Hook

AIRPORT ROAD

HIGHWAY 2

RANGE RD 250

ALLARD AVENUE



AVAILABILITY
Negotiable

SPACE BREAKDOWN

Warehouse/Shop	8,750 SF
Office Main	1,824 SF
Office Mezzanine	1,704 SF
Total	12,278 SF

SALE PRICE
MARKET

PROPERTY TAXES
\$37,724.49 (2022)