



**CUSHMAN &  
WAKEFIELD**  
Edmonton

**FOR SUBLEASE**

**FREESTANDING BUILDING WITH DOCK AND GRADE LOADING**

**±19,890 SF ON ±2.03 ACRES AVAILABLE**

# **FREESTANDING FACILITY**

3307 74 AVENUE, LEDUC, AB

**CUSHMAN & WAKEFIELD**  
Edmonton  
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# PROPERTY DETAILS

<b>LEGAL DESCRIPTION</b>	Plan 1423864, Block 18, Lot 6
<b>YEAR BUILT</b>	2015
<b>ZONING</b>	IM - Medium Industrial
<b>LEASABLE AREA</b>	19,890 SF
<b>SITE SIZE</b>	±2.03 Acres
<b>SITE COVERAGE RATIO</b>	22.49%
<b>LOADING DOORS</b>	Grade (4) 14' x 16' Dock (1) 8' x 10'
<b>POWER</b>	400 Amp, 600 Volt, 3 Phase (TBD)
<b>HEATING</b>	Gas fire unit
<b>LIGHTING</b>	T5
<b>SUMPS</b>	Yes
<b>CLEAR HEIGHT</b>	24'
<b>SPRINKLERED</b>	Yes
<b>CRANE</b>	(1) 1-ton jib crane



## PROPERTY HIGHLIGHTS

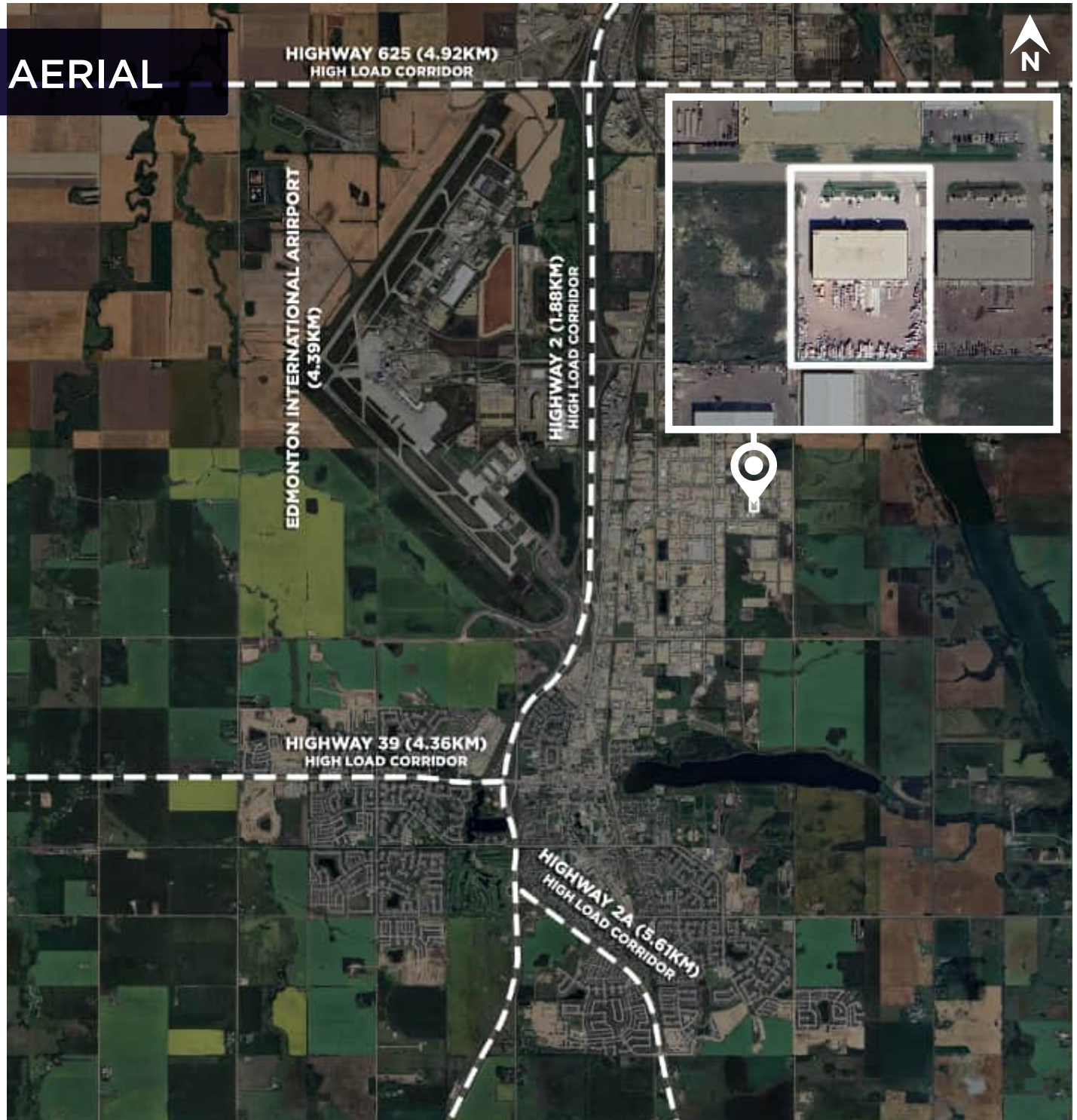
- Two site access points serving a fenced, gated compacted graveled yard
- High-efficiency freestanding building
- Insulated concrete tilt-up construction
- Crane-ready (10-tonne capacity)
- Drive-thru wash bay
- Concrete storage mezzanine (TBC)
- Telus Fibre Optic
- Racking - Negotiable
- Jib Crane - Negotiable

<b>SUBLEASE RATE</b>	Market
<b>OPERATING COST</b>	Self-managed
<b>AVAILABILITY</b>	September 1, 2026
<b>SUBLEASE EXPIRY</b>	December 31, 2032

# PROPERTY PHOTOS



# AERIAL



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