



**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
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.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 (or properties) in question. March, 2026.

Jeff Drouin Deslauriers, SIOR®
Associate Partner
587 338 5333
jeff.deslauriers@cwedm.com

Shelley Horb
Team Coordinator, Licensed
780 702 9474
shelley.horb@cwedm.com

PROPERTY DETAILS

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

SUBLEASE RATE Market

OPERATING COST Self-managed

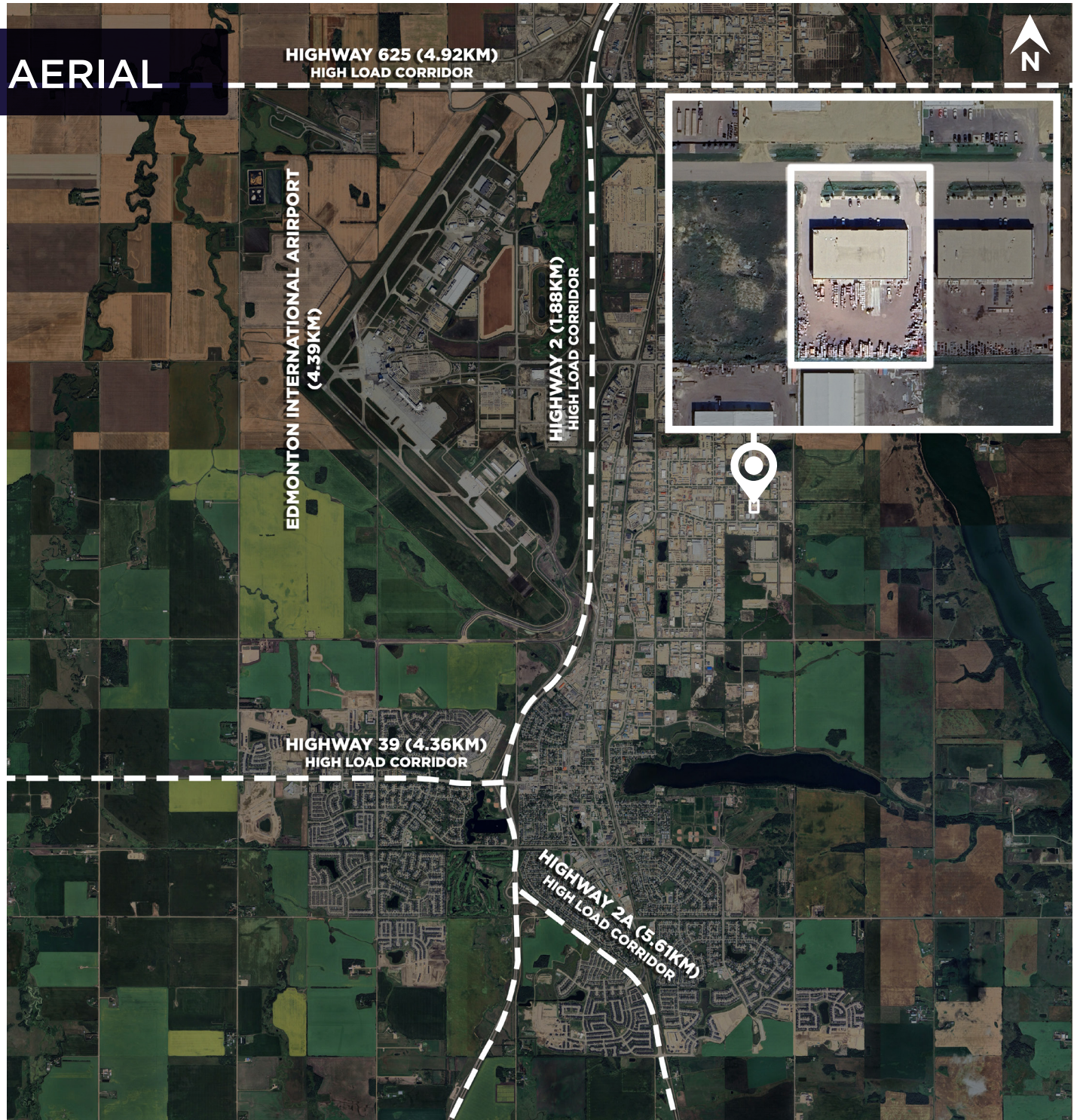
AVAILABILITY September 1, 2026

SUBLEASE EXPIRY December 31, 2032

PROPERTY PHOTOS



AERIAL



Jeff Drouin Deslauriers, SIOR®
Associate Partner
587 338 5333
jeff.deslauriers@cwedm.com

Shelley Horb
Team Coordinator, Licensed
780 702 9474
shelley.horb@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.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 (or properties) in question. March, 2026.

 **CUSHMAN & WAKEFIELD**
Edmonton