



For Sublease

# Allard Ave Facility

3907/09 Allard Avenue | Leduc, AB

±28,533 SF on 4.53 acres

- Near Edmonton International Airport, with exposure to Allard Avenue and easy access to 43/45 Street
- Two 7.5-Ton cranes and heavy power supply
- Two floors of well-appointed office space
- Fenced gravelled yard

For more information contact:

**Mackenzie York**

Associate Vice President

780 920 8463

Mackenzie.York@jll.com

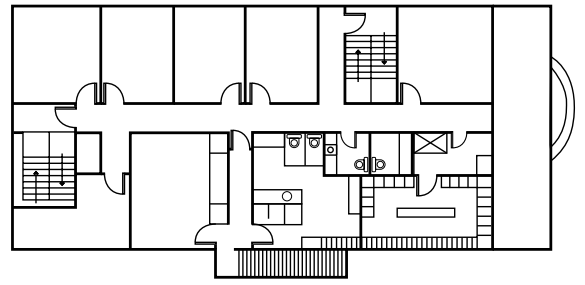
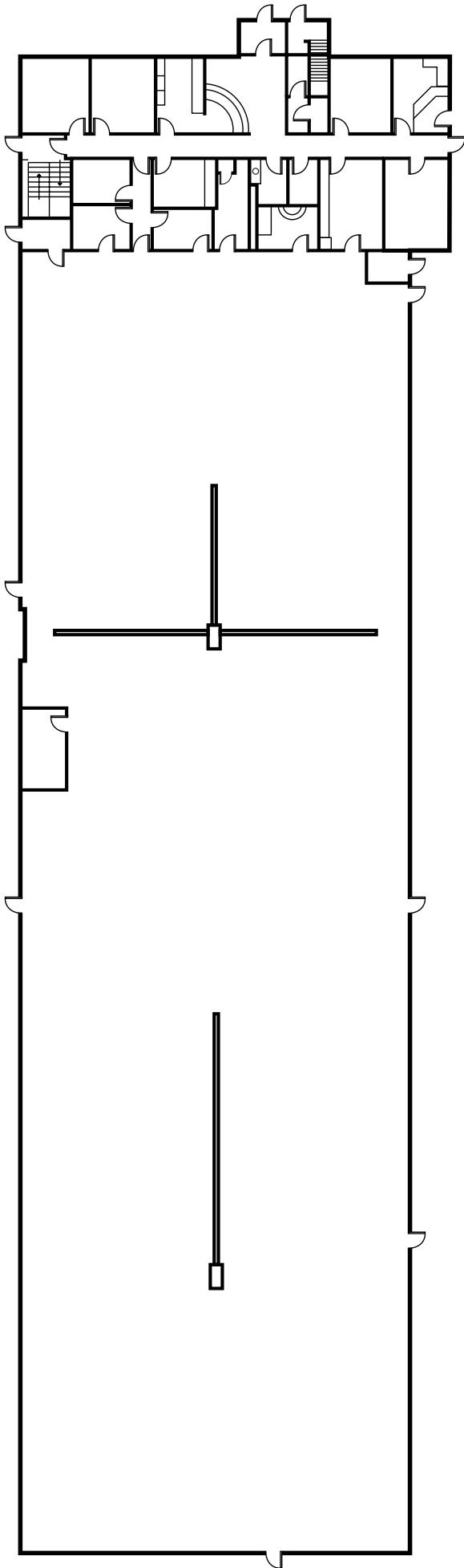


# Property Details

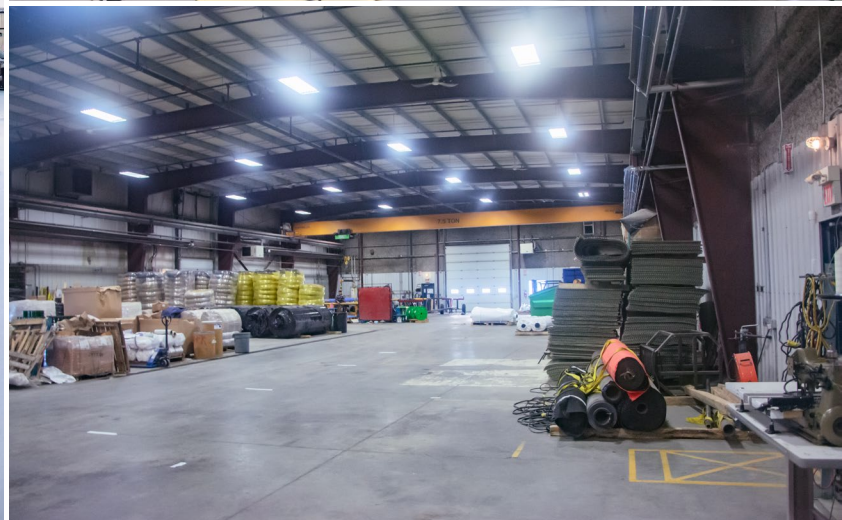
<b>Municipal Address</b>	3907/09 Allard Avenue, Leduc
<b>Zoning</b>	IM - Medium Industrial
<b>Available Area</b>	21,328 SF (Warehouse) 3,725 SF (Main Floor Office) 3,240 SF (2nd Floor Office) 240 SF (Boiler Room) 28,533 SF (Total)
<b>Site Size</b>	4.53 Acres
<b>Site Coverage Ratio</b>	13%
<b>Year Built</b>	2011
<b>Construction</b>	Insulated Metal Panel
<b>Power</b>	1,200 Amp, 3 phase (TBC)
<b>Ceiling Height</b>	24'
<b>Heating</b>	Radiant Tube
<b>Lighting</b>	Fluorescent

<b>Sprinklered</b>	Yes
<b>Loading</b>	(1) 16' x 16' & (3) 10' x 12' Grade doors
<b>Cranes</b>	(2) 7.5-Ton bridge cranes
<b>Sublease Rate (PSF)</b>	Contact Agent
<b>Op. Costs (PSF)</b>	TBD
<b>Occupancy</b>	Negotiable
<b>Sublease Expiry</b>	May 30, 2029
<b>Property Taxes (2024)</b>	3907: \$11,229.33 3909: \$71,027.49
<b>Other</b>	Compressor Trench drains In-slab electrical outlets Clear span warehouse Locker room with laundry





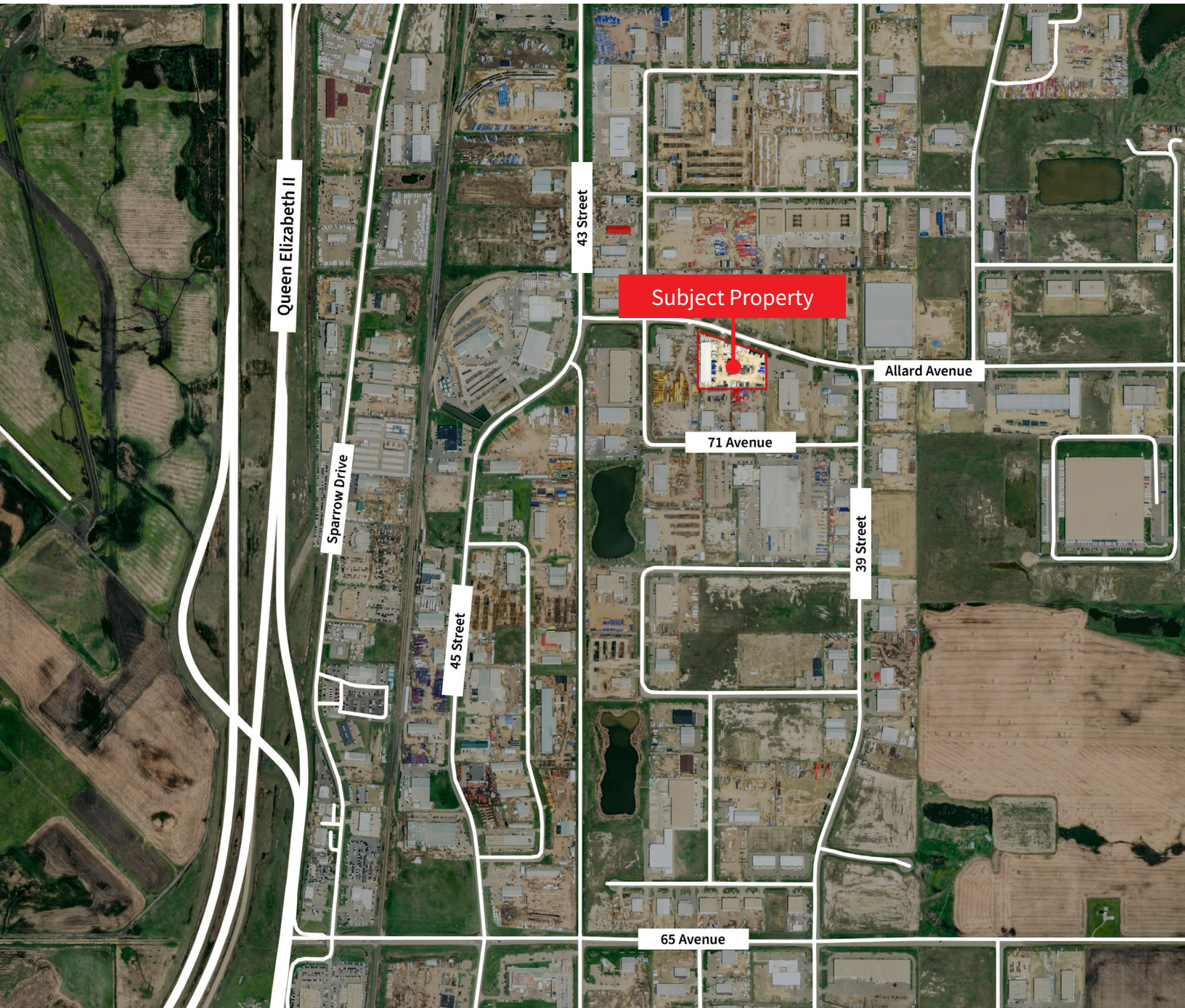






# Property Highlights

The property is located in Leduc Business Park in close proximity to the Edmonton International Airport, with exposure to Allard Avenue with easy access to 43/45 Street. The facility is primed for manufacturing with two 7.5-Ton cranes, heavy power supply, and clear span coverage in the warehouse. The gravelled yard is lit, fenced and offers multiple points of entrance/egress. This building features two floors of well appointed office space including separate driver/customer entrance, boardroom, lunchroom and employee locker rooms.





**Darryl McGavigan**

Senior Vice President  
780 328 0064  
Darryl.McGavigan@jll.com

**Adam Butler**

Executive Vice President  
780 328 0065  
Adam.Butler@jll.com

**Bronwyn Scrivens**

Vice President, SIOR  
780 807 4564  
Bronwyn.Scrivens@jll.com

**Kent Simpson**

Vice President  
780 203 0425  
Kent.Simpson@jll.com

**Mackenzie York**

Associate Vice President  
780 920 8463  
Mackenzie.York@jll.com

**Kailee Campbell**

Senior Transaction Analyst  
780 328 0069  
Kailee.Campbell@jll.com

**JLL Edmonton Industrial** | Suite 2101, 10088 102 Avenue NW Edmonton, Alberta T5J 2Z1

DISCLAIMER: ©2025 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. Jones Lang LaSalle Real Estate Services, Inc.

