



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

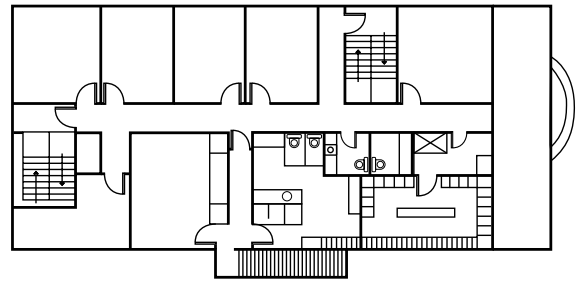
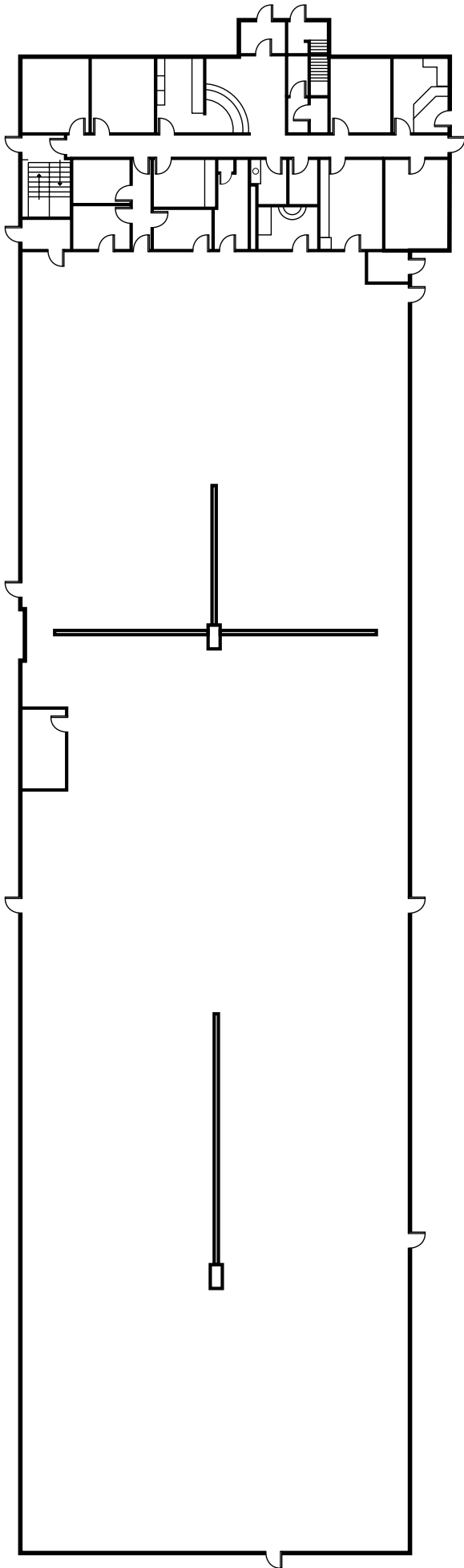
Mackenzie.York@jll.com

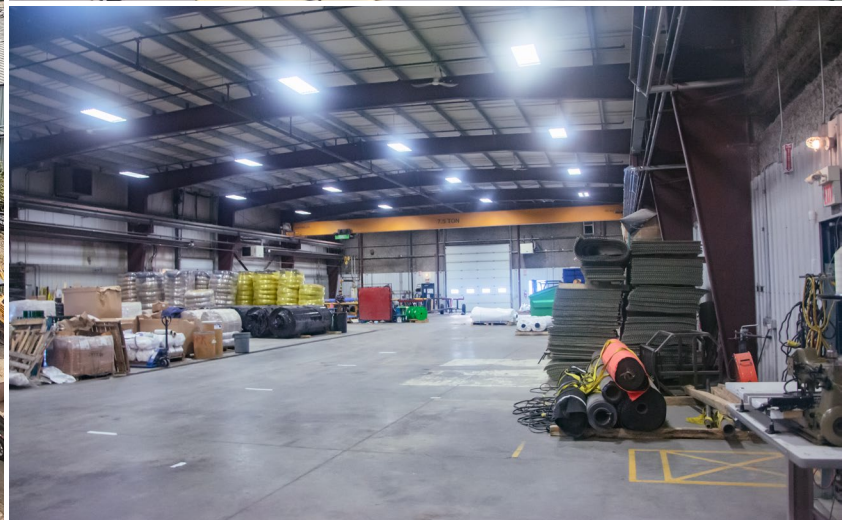


Property Details

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

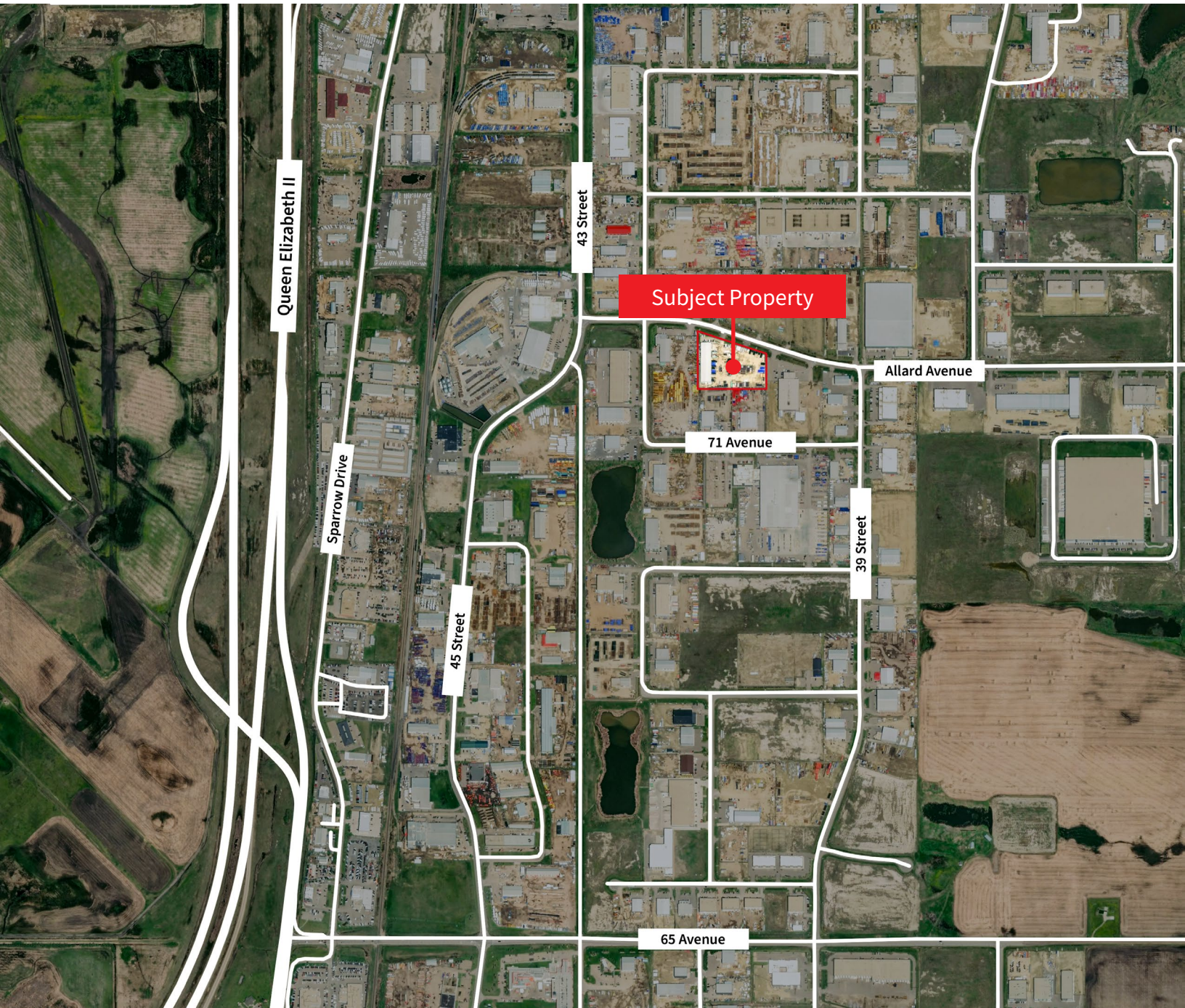
Sprinklered	Yes
Loading	(1) 16' x 16' & (3) 10' x 12' Grade doors
Cranes	(2) 7.5-Ton bridge cranes
Sublease Rate (PSF)	Contact Agent
Op. Costs (PSF)	\$6.73
Occupancy	Negotiable
Sublease Expiry	May 30, 2029
Other	Compressor Trench drains In-slab electrical outlets Clear span warehouse Locker room with 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

Executive Vice President
+1 780 328 0064
Darryl.McGavigan@jll.com

Adam Butler

Executive Vice President
+1 780 328 0065
Adam.Butler@jll.com

Bronwyn Scrivens

Vice President, SIOR
+1 780 807 4564
Bronwyn.Scrivens@jll.com

Kent Simpson

Vice President
+1 780 203 0425
Kent.Simpson@jll.com

Mackenzie York

Associate Vice President
+1 780 920 8463
Mackenzie.York@jll.com

Rory Wutzke

Associate
+1 780 328 2578
Rory.Wutzke@jll.com

Kailee Campbell

Senior Transaction Analyst
+1 780 328 0069
Kailee.Campbell@jll.com

Leonardo Triana

Senior Marketing Associate
+1 587 412 1755
Leonardo.Triana@jll.com

JLL Edmonton Industrial | National Bank Centre - 3560, 10180 101 Street NW, Edmonton, AB, T5J 3S4

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