

Thirty 4 Street Centre

BUILD TO SUIT

3608 78 Avenue, Edmonton



Property Overview

Thrity 4 Street Centre

Located in Edmonton’s Weir Industrial area, Thirty 4 Street Centre presents a rare opportunity to establish your business in one of the city’s most connected and high-profile industrial corridors. This 4.70-acre site offers exceptional frontage onto 34 Street and immediate access to Sherwood Park Freeway, with seamless connectivity to Whitemud Drive, Anthony Henday Drive, and other major logistics routes. Zoned BE – Business Employment, the site is ideally suited for distribution, light manufacturing, and business service uses. With up to 61,880 SF of rentable space available and build-to-suit options, tenants can benefit from flexible layouts, reduced upfront costs, and professional property managed maintenance.

LEGAL DESCRIPTION

Plan 8521471, Block 29, Lot 3

ZONING

BE Business Employment

RENTABLE AREA

Up to: 61,880 SF

LOADING

Dock and Grade



Features

 **Quick** routes to Yellowhead Trail, Highway 14, and regional logistics corridors

 **Immediate** connection to Sherwood Park Freeway

 **7** Minutes from Anthony Henday Drive

 **Frontage** onto 34th Street

The Site

Tailored Industrial Solutions

Lower Upfront Costs



With build-to-suit, you may have more flexible payment terms, allowing you to focus capital on other aspects of your business.

Reduced Responsibility



Build-to-suit means the Landlord handles most of the maintenance, repairs. This saves you from unexpected costs.

Flexible Designs



Flexible design options to meet tenant or owner-user specifications, from office-to-warehouse ratio to loading configurations.



4.70 Acres

Area Overview

The Perfect Place to Build Your Business

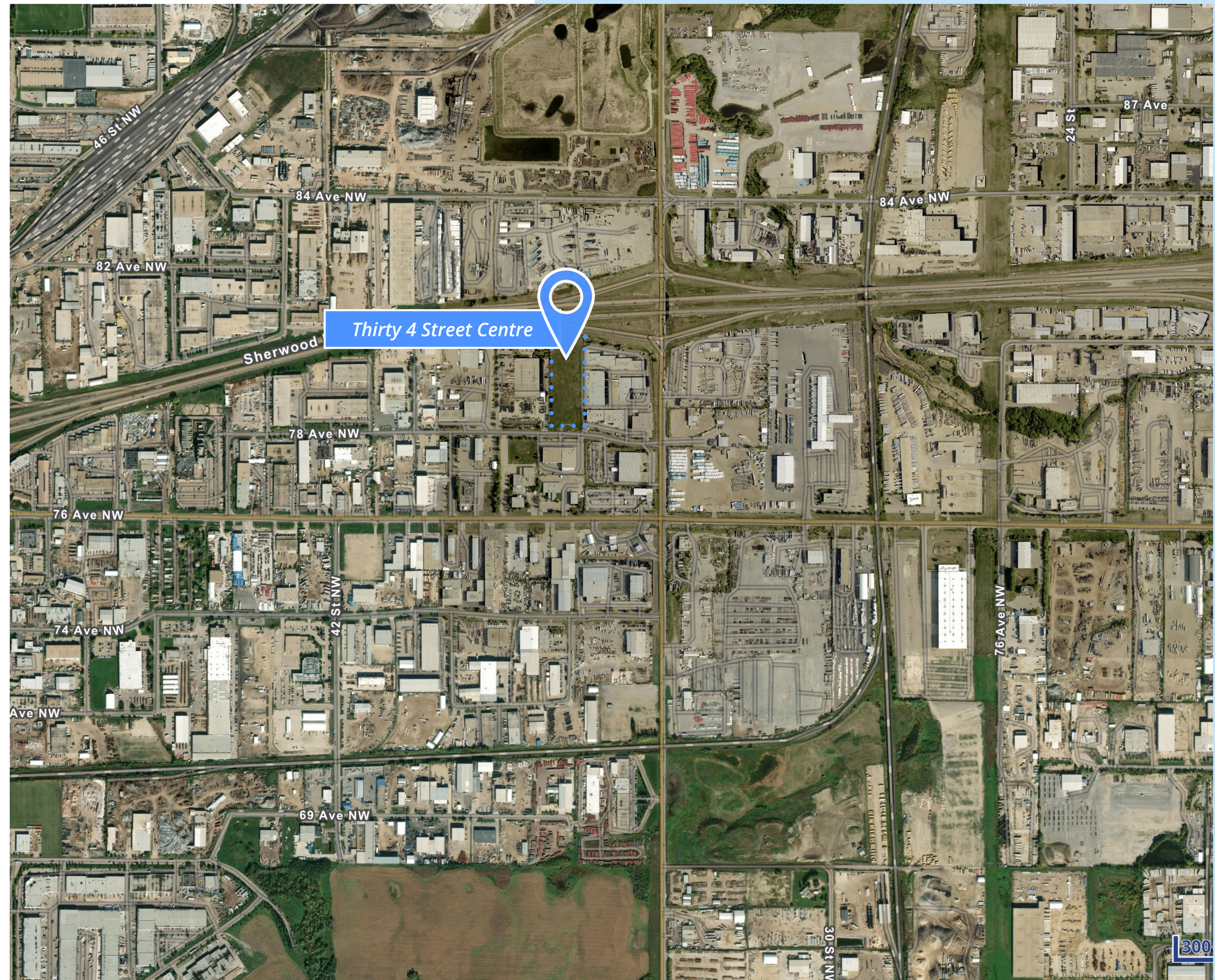
Thirty 4 Street Centre is strategically positioned within Edmonton's Weir Industrial area, part of the thriving Southeast Industrial corridor. Known for its concentration of established industrial users and logistics operators, this district offers businesses direct access to Edmonton's extensive transportation network. With Sherwood Park Freeway, Whitemud Drive, and Anthony Henday Drive just minutes away, the site ensures seamless connections across the city and to regional and national markets.

Southeast Industrial Area Structure Plan

As part of the Southeast Industrial Area Structure Plan, Weir Industrial is designed for growth. The City of Edmonton continues to invest in infrastructure upgrades, transportation improvements, and streamlined permitting programs like the Guaranteed Industrial Development Timelines, making this one of the most attractive industrial zones for new development and expansion.

Guaranteed Industrial Development Timelines

As part of the Southeast Industrial Area Structure Plan, Weir Industrial is designed for growth. The City of Edmonton continues to invest in infrastructure upgrades, transportation improvements, and streamlined permitting programs like the Guaranteed Industrial Development Timelines, making this one of the most attractive industrial zones for new development and expansion.



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Colliers

Accelerating success.

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