

**UNDER NEW OWNERSHIP**

**NAI Commercial**

# BLOCK 82 INDUSTRIAL PARK

**3601 - 82 AVENUE, LEDUC, AB**  
**OFFICE FOR LEASE**



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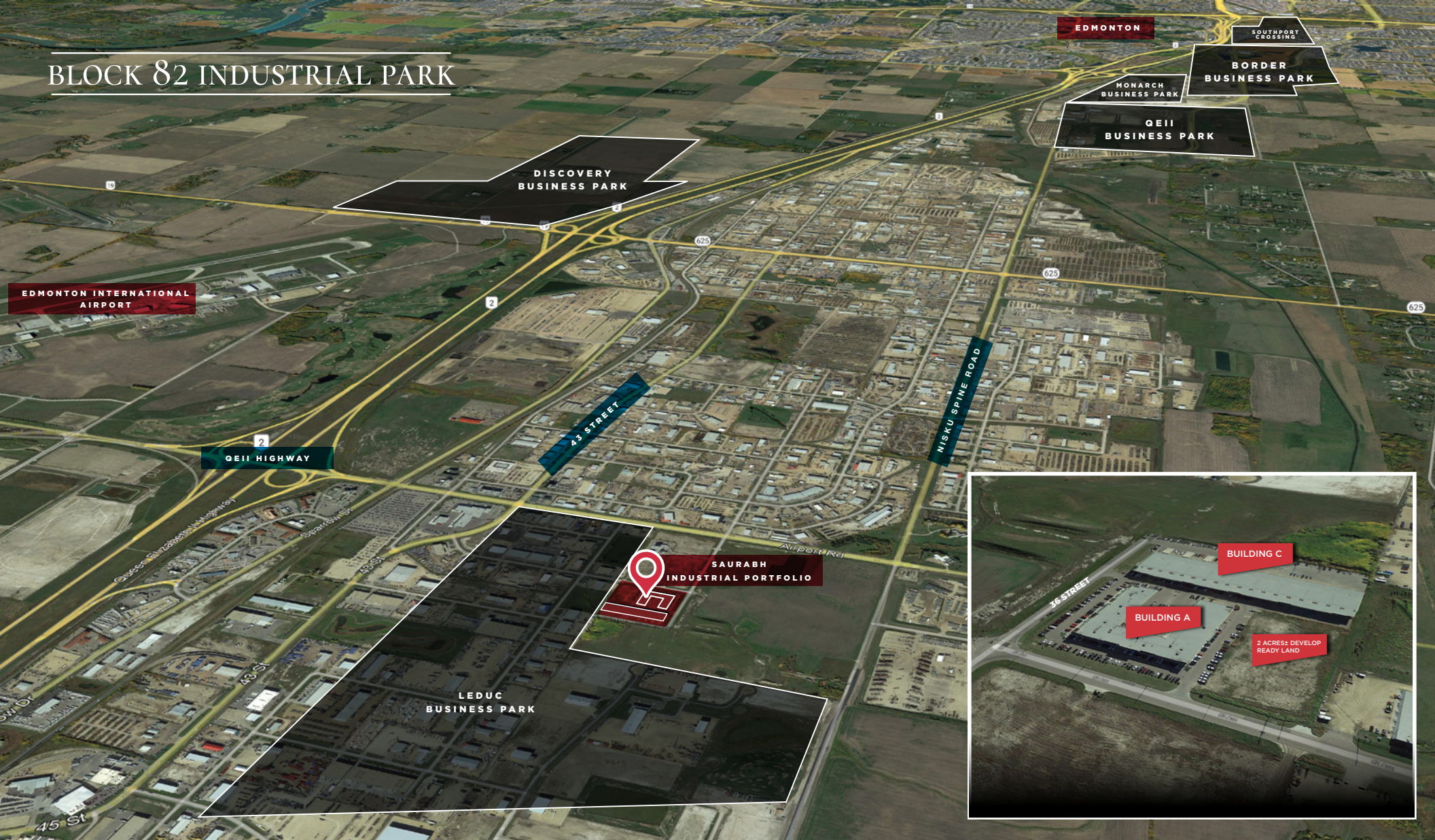
Associate

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# BLOCK 82 INDUSTRIAL PARK



Strategically located fronting Airport Road, the two properties are situated just east of the QeII providing direct global freight and passenger reach via the Edmonton International Airport (“EIA”), highway systems and rail infrastructure.

**Ideally located in the low tax rate district of City of Leduc**

LOCATION	TRAVEL TIMES
Downtown Edmonton	28 min drive
Nisku	7 min drive
Edmonton Airport	4 min drive
Leduc	8 min drive
City of Calgary	2.5 hour drive



# BLOCK 82 INDUSTRIAL PARK



## Property Information

SIZE AVAILABLE	1,823 sq.ft. to 48,022 sq.ft.± of office build out Additional 44,275 sq.ft. of warehouse available
LEGAL DESCRIPTION	Plan 0827734, Block 2, Lot 1
ZONING	G-C General Commercial
OFFICE CONFIGURATION	Blend of individual offices and open work space
TENANT IMPROVEMENT ALLOWANCE AVAILABLE	Available
LEASE RATE	Starting at \$10.50/sq.ft.
OPERATING COSTS	\$2.50/sq.ft (2023/24 estimate) includes property tax, building insurance, common area maintenance, and management fees

CONSTRUCTION - TILT UP CONCRETE

EXCELLENT CURB APPEAL AND CAMPUS STYLE OFFICE AMENITIES

ABILITY TO CUSTOMIZE INTERIOR BUILD-OUT TO SUIT OPERATOR NEEDS

**NEW OWNERSHIP WITH PLANS IN PLACE TO COMPLETE \$3M+ IN SITE WORK**

**BUILDING A - MAIN FLOOR**  
**TOTAL SIZE: 21,562 SF**



UNITS AVAILABLE		
Unit	Floor	Size
8	Main	5,683 SF
8	Main & 2nd	11,016 SF
9	Main	9,078 SF
9	Main & 2nd	18,797 SF
10	Main	6,801 SF
10	Main & 2nd	13,595 SF
5-7	2nd	2,791 SF
11-12	2nd	1,823 SF
Full Main		21,562 SF
Full 2nd		26,460 SF
Full Main & 2nd		48,022 SF



**UNIT 8 MAIN**  
5,683 SF

**UNIT 9 MAIN**  
9,078 SF

**UNIT 10 MAIN**  
6,801 SF

**2 ACRES  
YARD  
AVAILABLE**

**BUILDING A - SECOND FLOOR**  
**TOTAL SIZE: 26,460 SF**



**TOTAL MAIN AND SECOND FLOOR: 48,022 SF**



**Note: Units can be combined in a variety of ways.**  
**Additional 2,293 sq.ft. to 86,114 sq.ft. of office warehouse available on east & west wings of building.**



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