

UNDER NEW OWNERSHIP

NAI Commercial

BLOCK 82 INDUSTRIAL PARK

3601 - 82 AVENUE, LEDUC, AB

OFFICE FOR LEASE



RYAN BROWN

Partner

780 964 8624

rbrown@naiedmonton.com

DAVID SABO

Senior Associate

587 635 2482

dsabo@naiedmonton.com

ED STENGER

Senior Associate

587 635 2483

estenger@naiedmonton.com

CHAD GRIFFITHS

Partner

780 436 7414

cgriffiths@naiedmonton.com

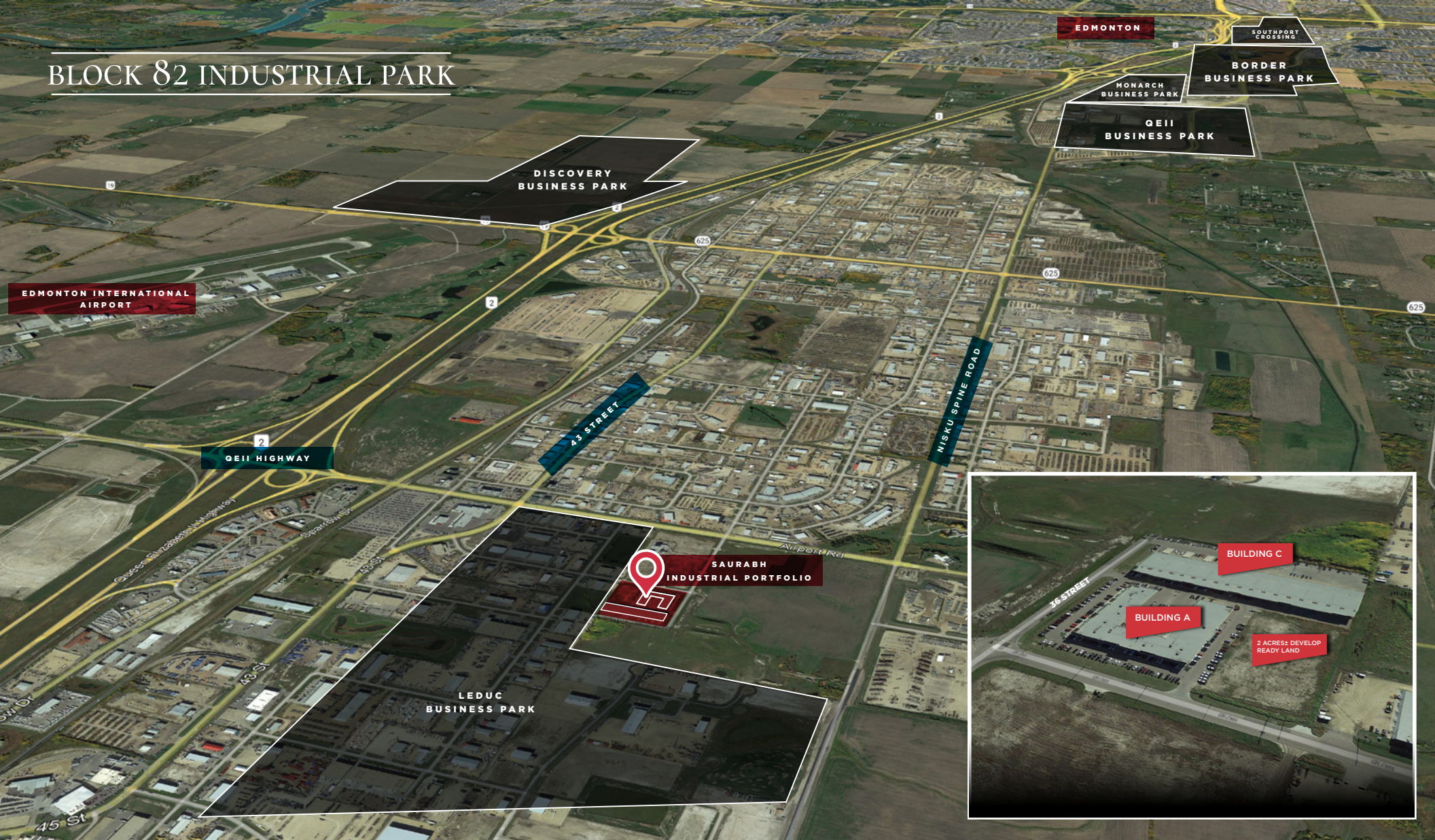
DREW JOSLIN

Associate

780 540 9100

djoslin@naiedmonton.com

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.

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

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

BLOCK 82 INDUSTRIAL PARK



Property Information

SIZE AVAILABLE	1,827 sq.ft. to 20,916 sq.ft.± of office build out Additional 16,791 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 (2024 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

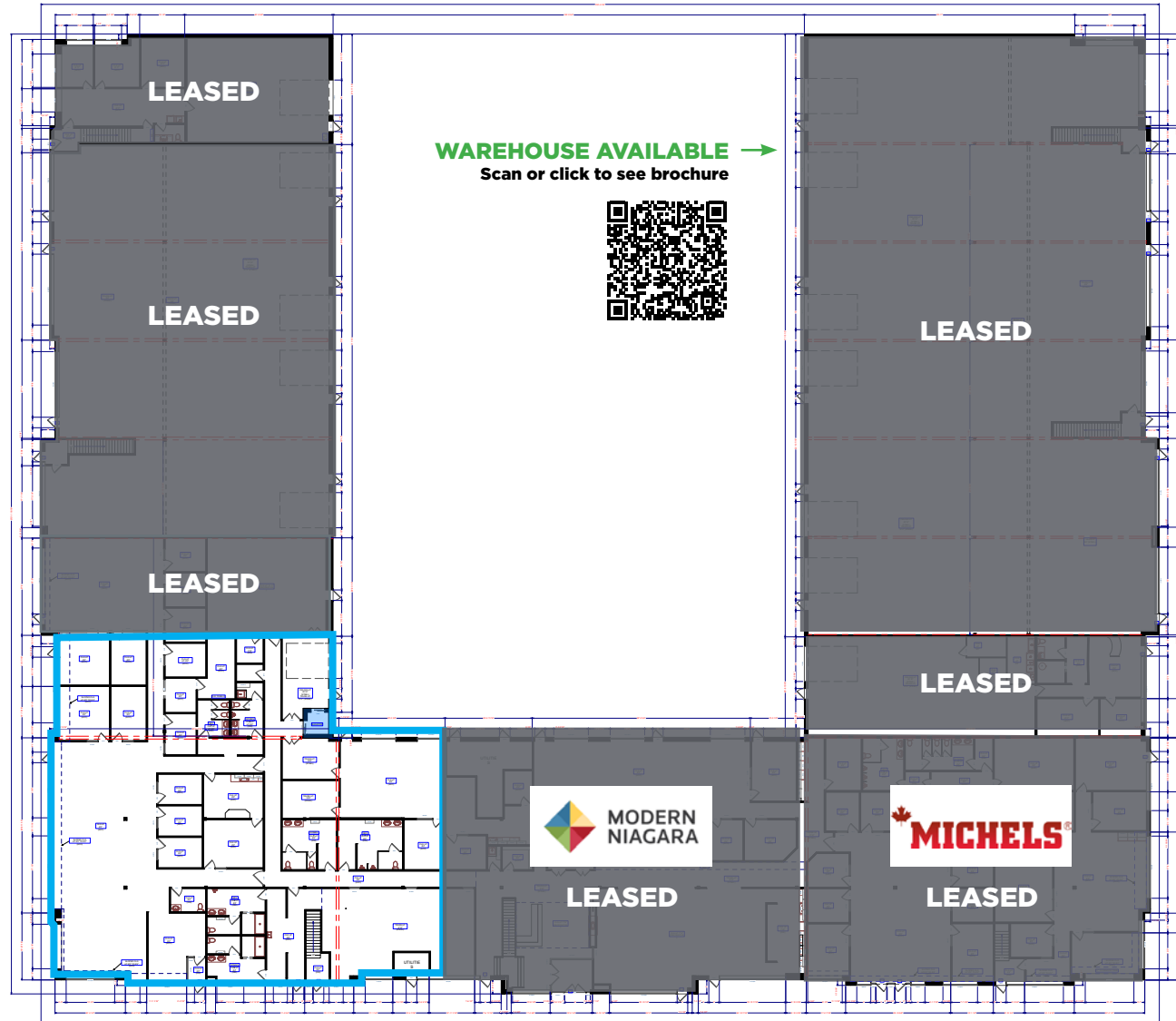
NEW OWNERSHIP WITH PLANS IN PLACE TO COMPLETE \$3M+ IN SITE WORK

BUILDING A - MAIN FLOOR
TOTAL SIZE: 10,073 SF



WAREHOUSE ONLY
 16,791 SF

UNITS AVAILABLE		
Unit	Floor	Size
7/8	Main	10,073 SF
5-7	2nd	2,791 SF
8	2nd	8,052 SF
5-8	Main & 2nd	20,916 SF
14/15	2nd	1,827 SF
14-17	2nd	3,672 SF



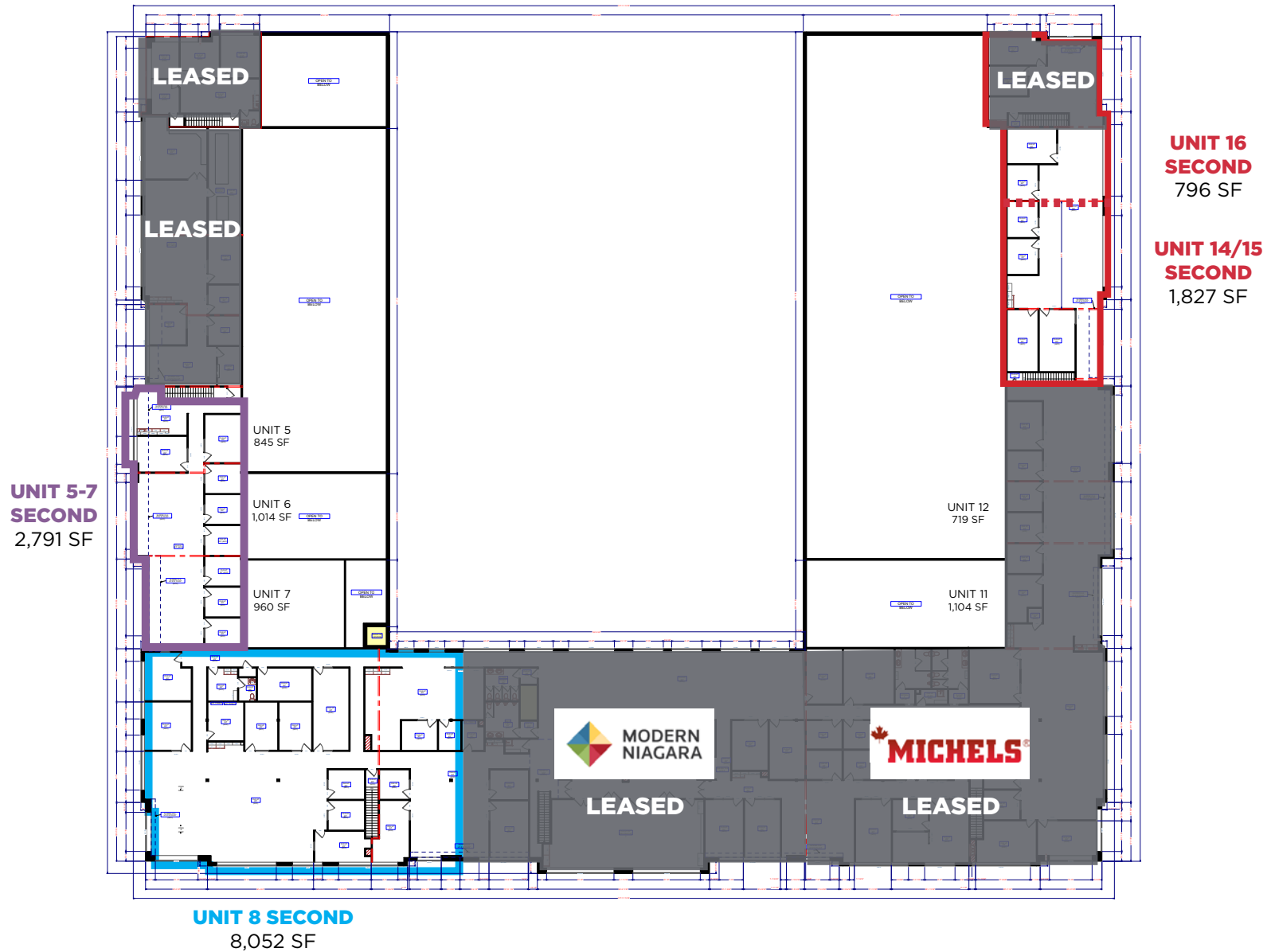
2 ACRES
YARD
AVAILABLE

UNIT 7/8 MAIN
 10,073 SF

BUILDING A - SECOND FLOOR
TOTAL SIZE: 10,843 SF



TOTAL MAIN AND SECOND FLOOR: 20,916 SF



Note: Units can be combined in a variety of ways.

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NAICommercial



4601 - 99 Street NW, Edmonton, AB T6E 4Y1



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