

2 UNITS REMAINING

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

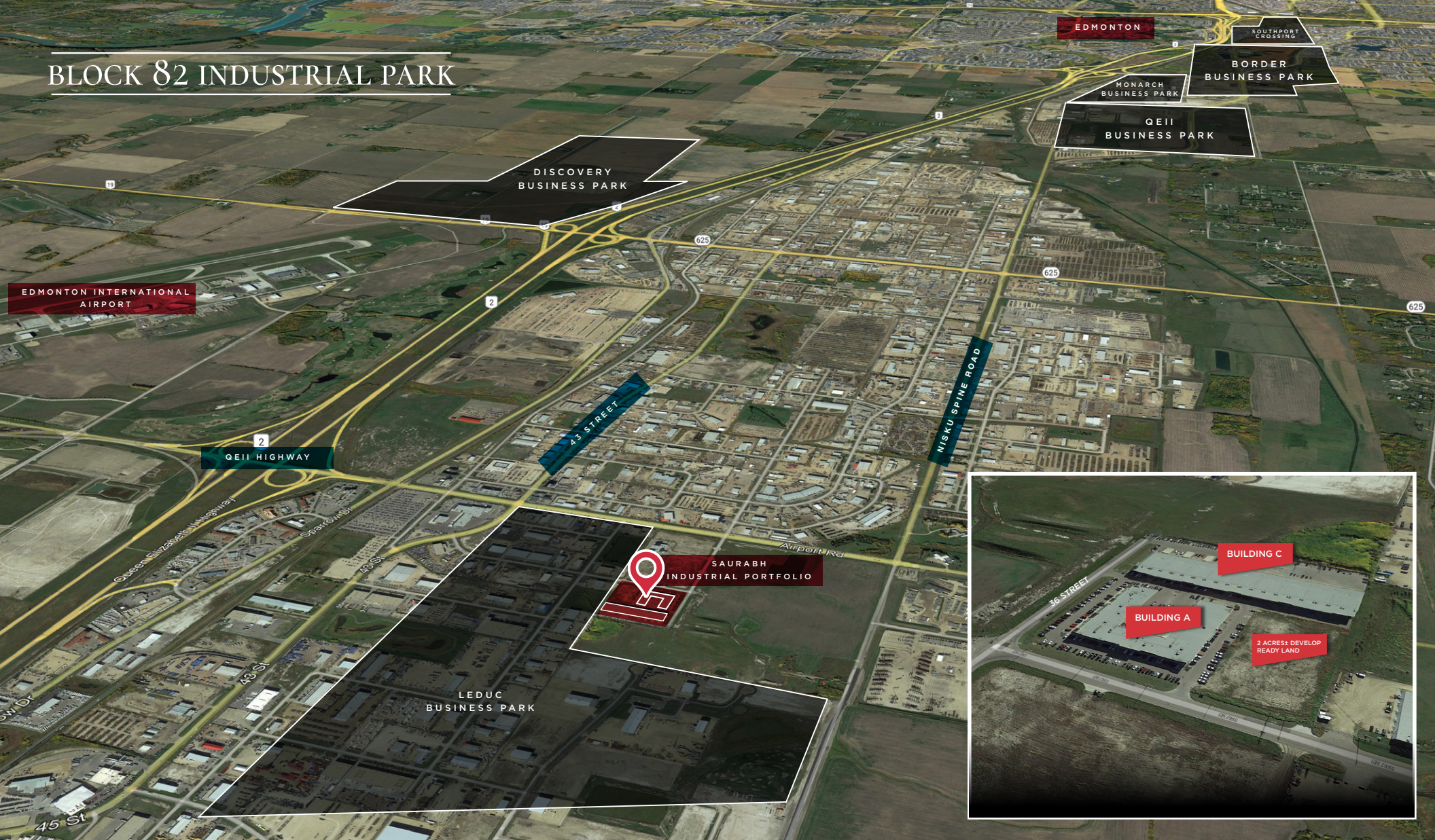
DREW JOSLIN

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	1,969 sq.ft. to 8,181 sq.ft.± of office build out
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	\$3.14/sq.ft (2026 estimate) includes property tax, building insurance, common area maintenance, and management fees

CONSTRUCTION - TILT UP CONCRETE

EXCELLENT CURB APPEAL AND CAMPUS STYLE OFFICE AMENITIES

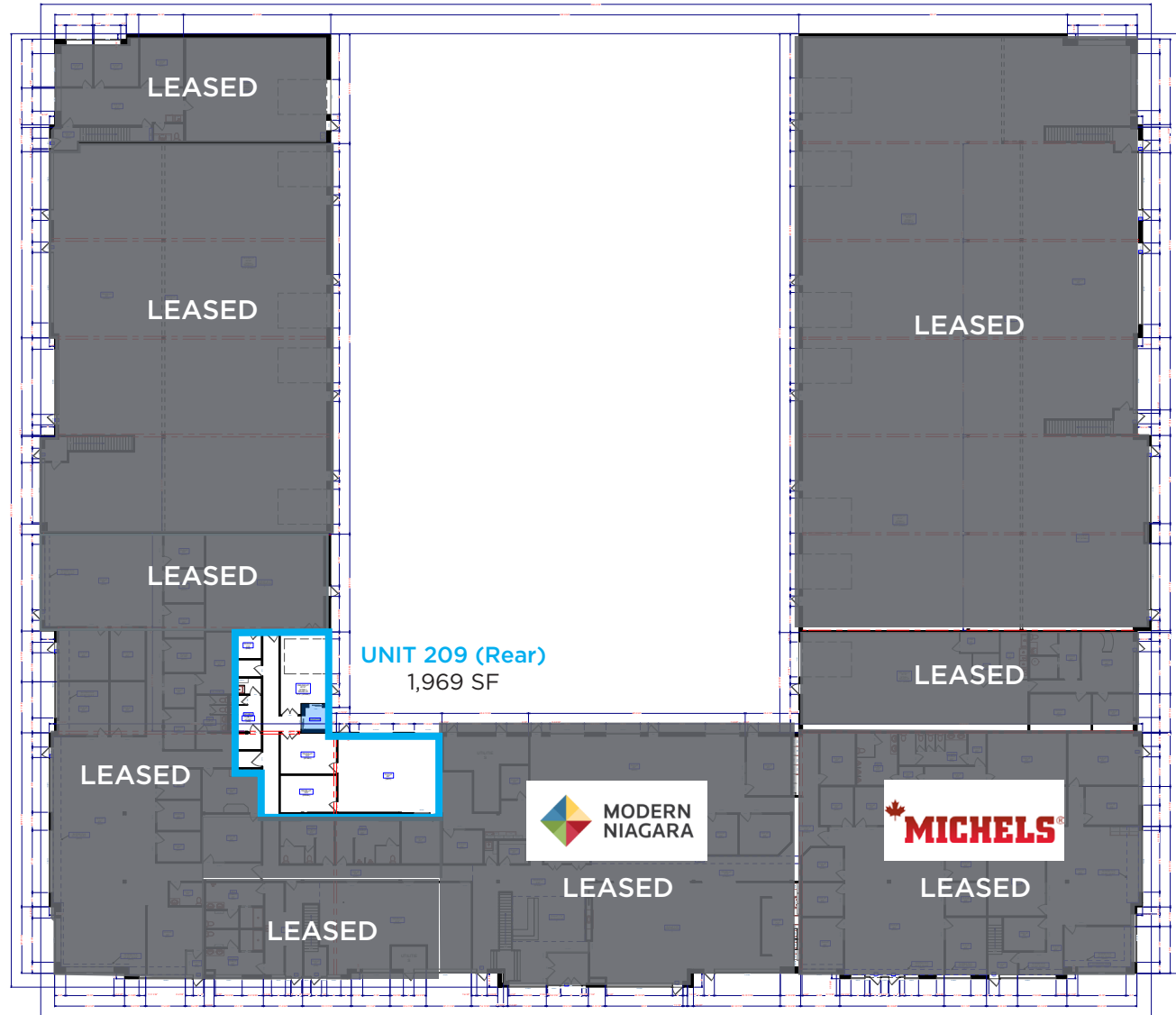
ABILITY TO CUSTOMIZE INTERIOR BUILD-OUT TO SUIT OPERATOR NEEDS

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

BUILDING A - MAIN FLOOR
TOTAL SIZE: 1,969 SF



UNITS AVAILABLE		
Unit	Floor	Size
307	2nd	6,212 SF
209 (Rear)	Main	1,969 SF



2 ACRES
 YARD
 AVAILABLE

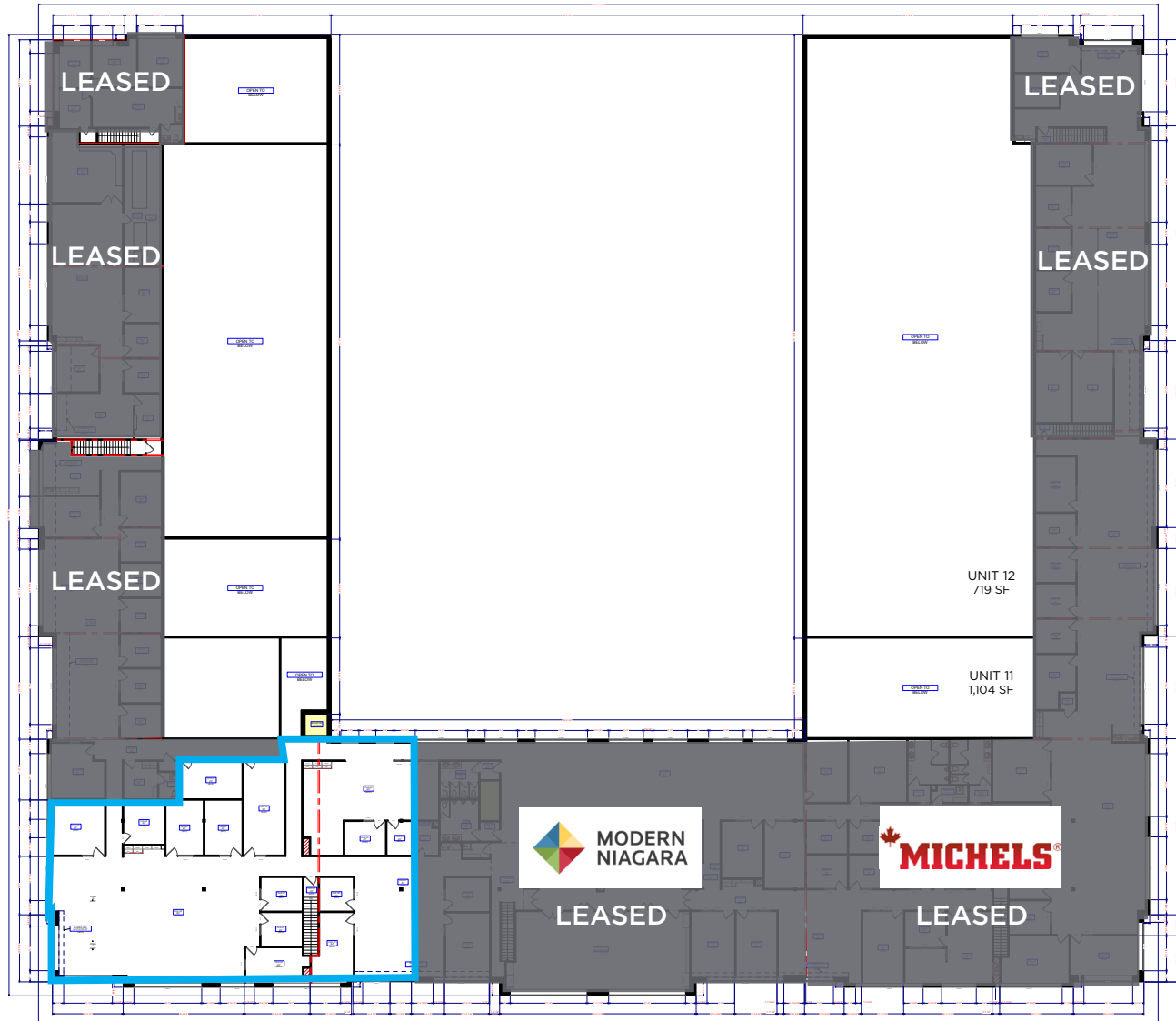
BUILDING C BAYS
 Scan or click to see brochure



BUILDING A - SECOND FLOOR
TOTAL SIZE: 6,212 SF



TOTAL MAIN AND SECOND FLOOR: 8,181 SF



UNIT 307 SECOND
6,212 SF

BLOCK 82 INDUSTRIAL PARK

NAICommercial



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



780 - 436 - 7410



www.naiedmonton.com

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