



**NAI Commercial**

---

# BLOCK 82 INDUSTRIAL PARK

---

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



**RYAN BROWN**

Partner

780 964 8624

[rbrown@naiedmonton.com](mailto:rbrown@naiedmonton.com)

**DAVID SABO**

Senior Associate

587 635 2482

[dsabo@naiedmonton.com](mailto:dsabo@naiedmonton.com)

**ED STENGER**

Senior Associate

587 635 2483

[estenger@naiedmonton.com](mailto:estenger@naiedmonton.com)

**CHAD GRIFFITHS**

Partner

780 436 7414

[cgriffiths@naiedmonton.com](mailto:cgriffiths@naiedmonton.com)

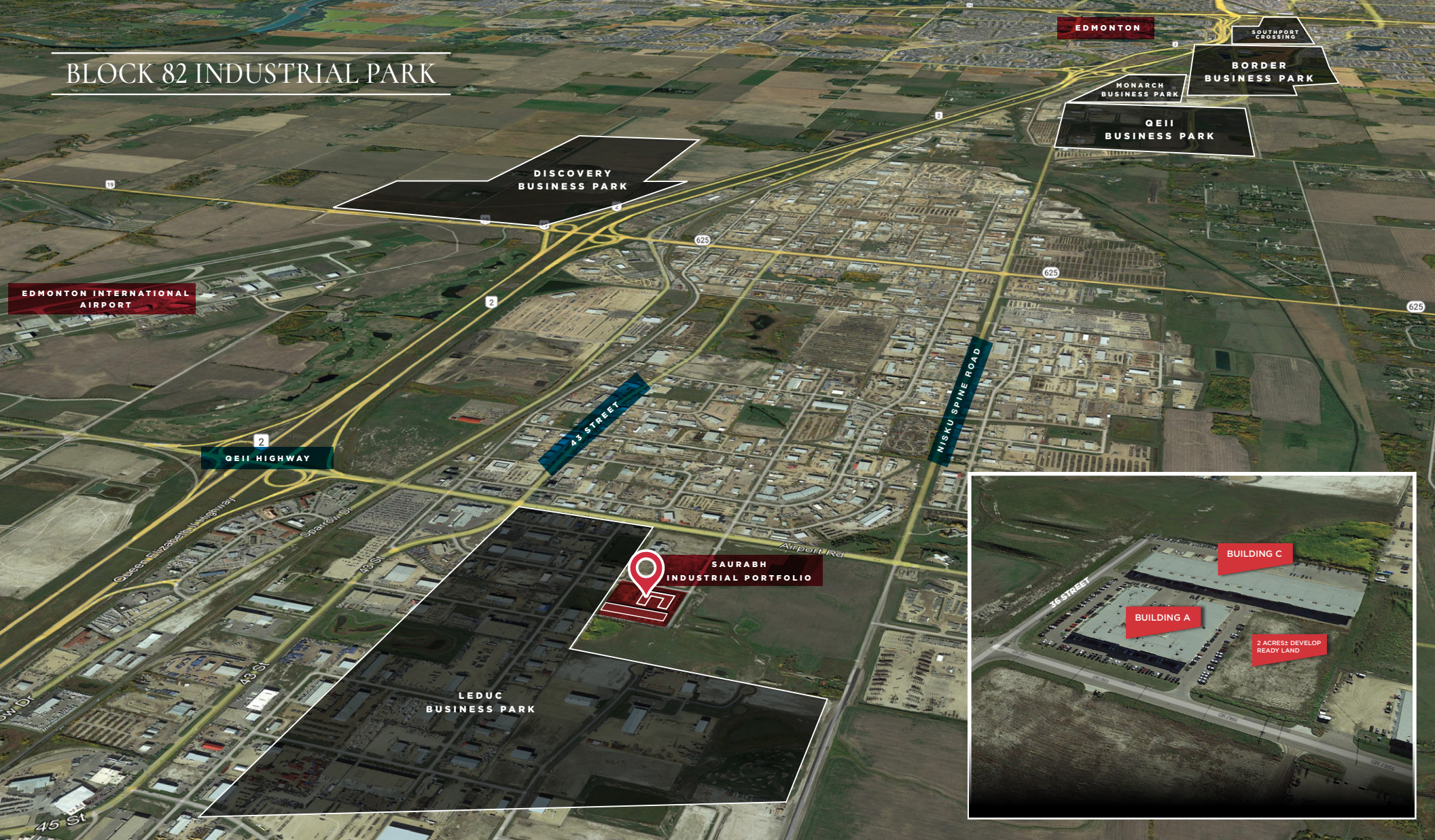
**DREW JOSLIN**

Associate

780 540 9100

[djoslin@naiedmonton.com](mailto: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**

## Property Information



**SIZES AVAILABLE** 5,484 sq.ft. to 10,976 sq.ft.±

**LEGAL DESCRIPTION** Plan 0827734, Block 2, Lot 1

**ZONING** G-C General Commercial

**COLUMN GRID** 36'6" x 37'6"



**YEAR BUILT** 2010

**CEILING HEIGHT** 28'

**LOADING** 12'x14' grade loading O/H doors per bay  
Note: Potential to create drive through loading on west half of building



**POWER** 1,200 amp, 3 phase (TBC)

**SPRINKLERS** Yes



**AVAILABLE** Immediate

**YARD** Up to 2 acres available at \$0.90/sq.ft. per annum net

**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**

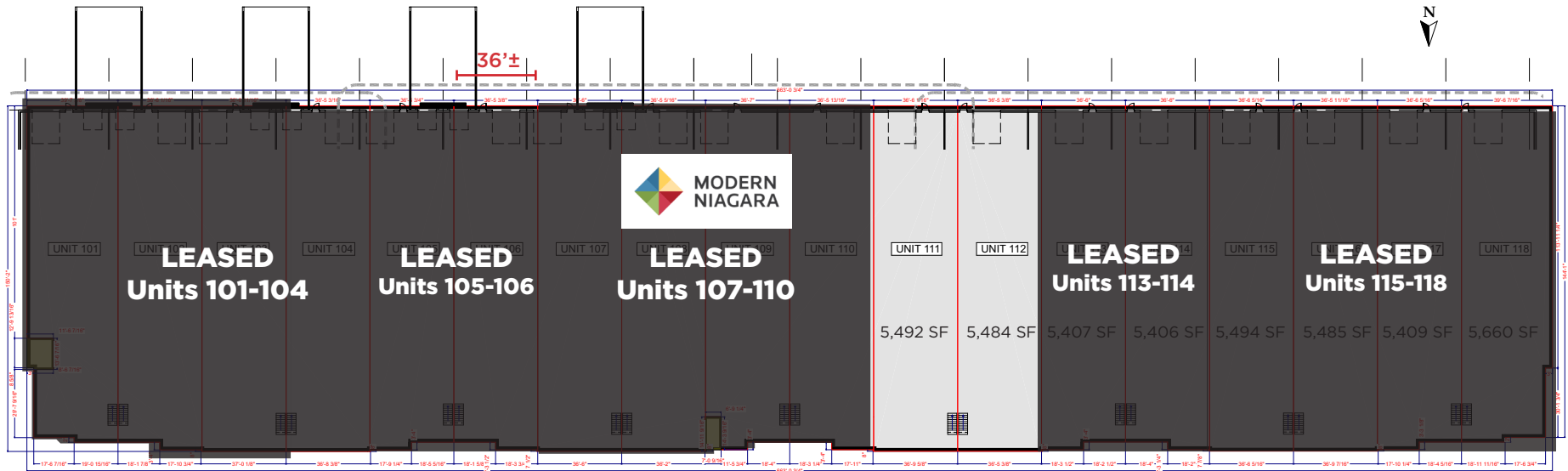
**ABILITY TO CUSTOMIZE INTERIOR BUILD-OUT TO SUIT OPERATOR NEEDS**

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

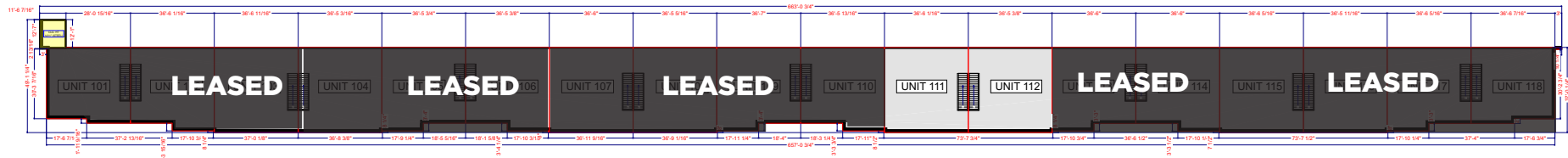
BLOCK 82 INDUSTRIAL PARK



# BUILDING C - MAIN FLOOR



# BUILDING C - BONUS STORAGE MEZZANINE ~ 1,250 sq.ft. per column grid



Units 111 & 112	10,976 sq.ft. - Grade loading
-----------------	-------------------------------

**2 ACRES YARD AVAILABLE**

\*Plus bonus mezzanine space

# BLOCK 82 INDUSTRIAL PARK

**NAI**Commercial



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



780 - 436 - 7410



[www.naiedmonton.com](http://www.naiedmonton.com)

**RYAN BROWN**

Partner

780 964 8624

[rbrown@naiedmonton.com](mailto:rbrown@naiedmonton.com)

**DAVID SABO**

Senior Associate

587 635 2482

[dsabo@naiedmonton.com](mailto:dsabo@naiedmonton.com)

**ED STENGER**

Senior Associate

587 635 2483

[estenger@naiedmonton.com](mailto:estenger@naiedmonton.com)

**CHAD GRIFFITHS**

Partner

780 436 7414

[cgriffiths@naiedmonton.com](mailto:cgriffiths@naiedmonton.com)

**DREW JOSLIN**

Associate

780 540 9100

[djoslin@naiedmonton.com](mailto:djoslin@naiedmonton.com)