

FOR LEASE

MODERN OFFICE/WAREHOUSE

NAICommercial



#102, 3923 81 AVENUE | LEDUC, AB | INDUSTRIAL

PROPERTY DESCRIPTION

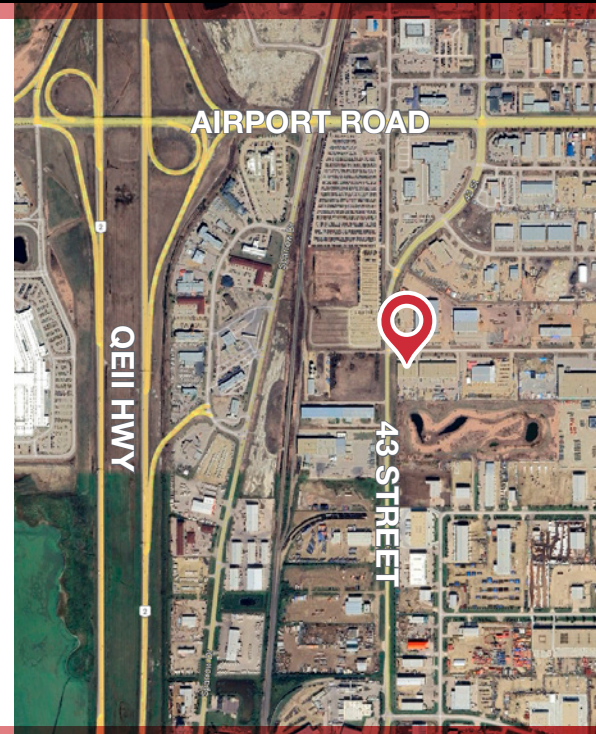
- Great location
- Modern building
- Large reception area with 3 private offices and a kitchen
- Sump
- Wide bay
- Two accessible washrooms
- Large asphalted marshalling area

DAVID SABO

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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



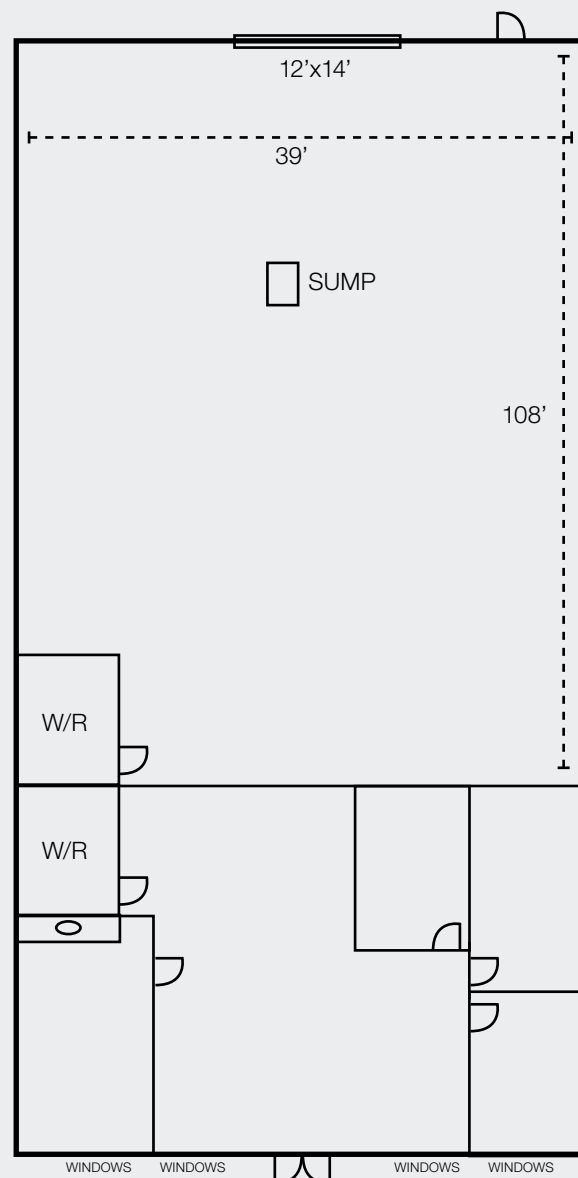
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ADDITIONAL INFORMATION

AREA AVAILABLE	5,600 sq.ft.±
LEGAL DESCRIPTION	Plan 0424226, Block 8, Lot 1
ZONING	DC2 - Direct Control
CEILING HEIGHT	25' clear
GRADE LOADING	12'x14' powered
LIGHTING	T5
HEATING	Radiant
CEILING FANS	Yes
SUMP	Yes
POWER	100 amps, 600 volt (TBC)
AVAILABLE	Immediately
RENTAL RATE	Starting at \$11.50/sq.ft./annum net
OPERATING COSTS	\$4.50/sq.ft./annum (2025 estimate) includes common area maintenance, property taxes, building insurance and management fees



FOR ILLUSTRATIVE PURPOSES - MAY NOT BE EXACT - NOT TO SCALE



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