

**FOR LEASE**

**BLOCK 82 - OFFICE/WAREHOUSE**

**NAI Commercial**



**#201, 3601 - 82 AVENUE | LEDUC, AB | OFFICE/WAREHOUSE**

**PROPERTY DESCRIPTION**

- 3,600 sq.ft.± office/warehouse available
- Corner unit with Office space currently configured as 3 offices on the main and 4 offices on the second with Kitchenette and 2 washrooms.
- Double row parking available on site
- Tilt-up concrete construction
- Strategically located fronting Airport Road, Block 82 is situated just east of the QEII providing direct global freight and passenger reach via the Edmonton International Airport (“EIA”), highway systems and rail infrastructure

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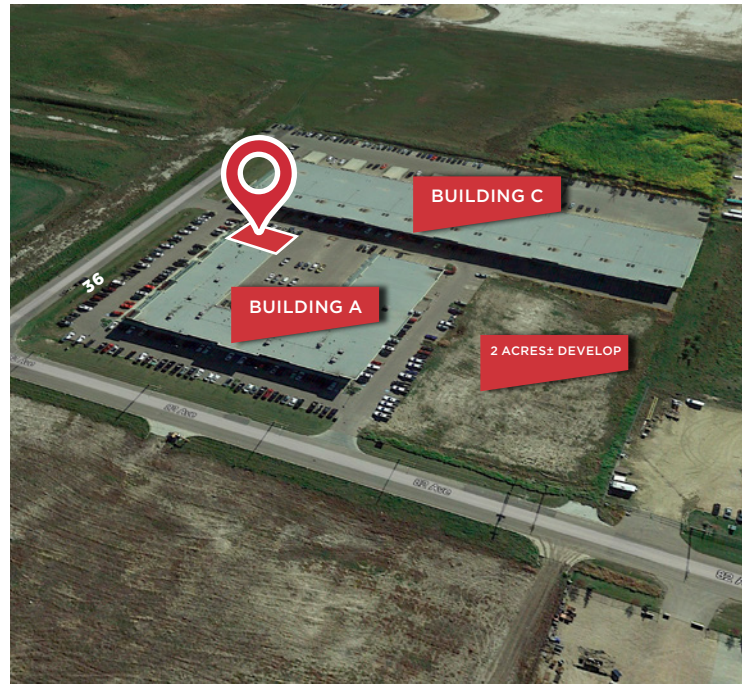
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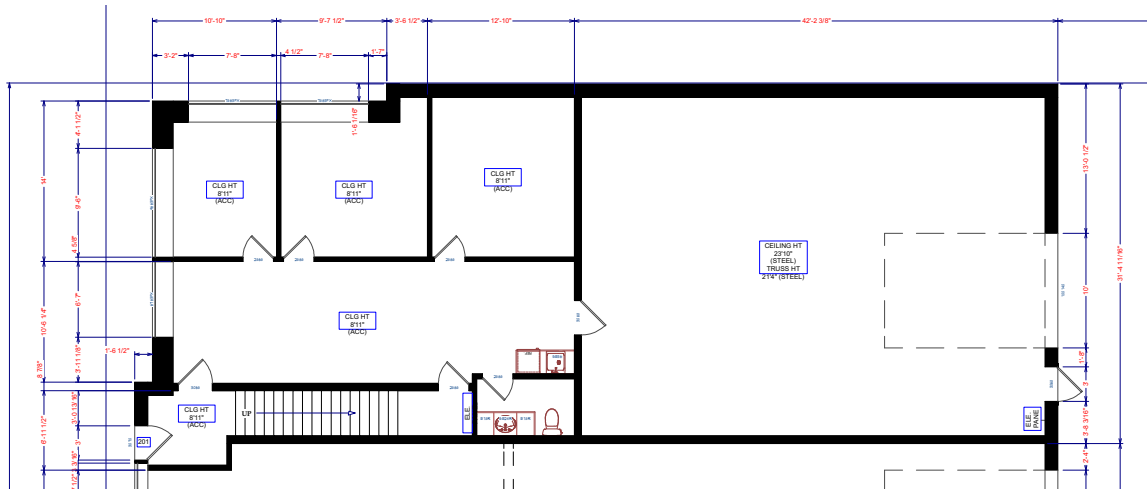
NAIEDMONTON.COM

**ADDITIONAL INFORMATION**

AREAS AVAILABLE	Main Office/warehouse: 2,562 sq.ft.± 2nd floor office: 1,038 sq.ft.± <b>Total: 3,600 sq.ft.±</b>
LEGAL DESCRIPTION	Plan 0827734, Block 2, Lot 1
ZONING	G-C General Commercial
CEILING HEIGHT	24'
POWER	100 amp/600 volt/3 phase (TBC)
LOADING	10'x14' grade overhead doors
AVAILABLE	60 days notice
LEASE RATE	Starting at \$13.00/sq.ft./annum
OPERATING COSTS	\$2.71/sq.ft (2025 estimate) includes property tax, building insurance, common area maintenance, and management fees



MAIN FLOOR



2ND FLOOR

