

**1 UNIT REMAINING**

**NAI Commercial**

# BLOCK 82 INDUSTRIAL PARK

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

**RYAN BROWN**

Partner

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**DAVID SABO**

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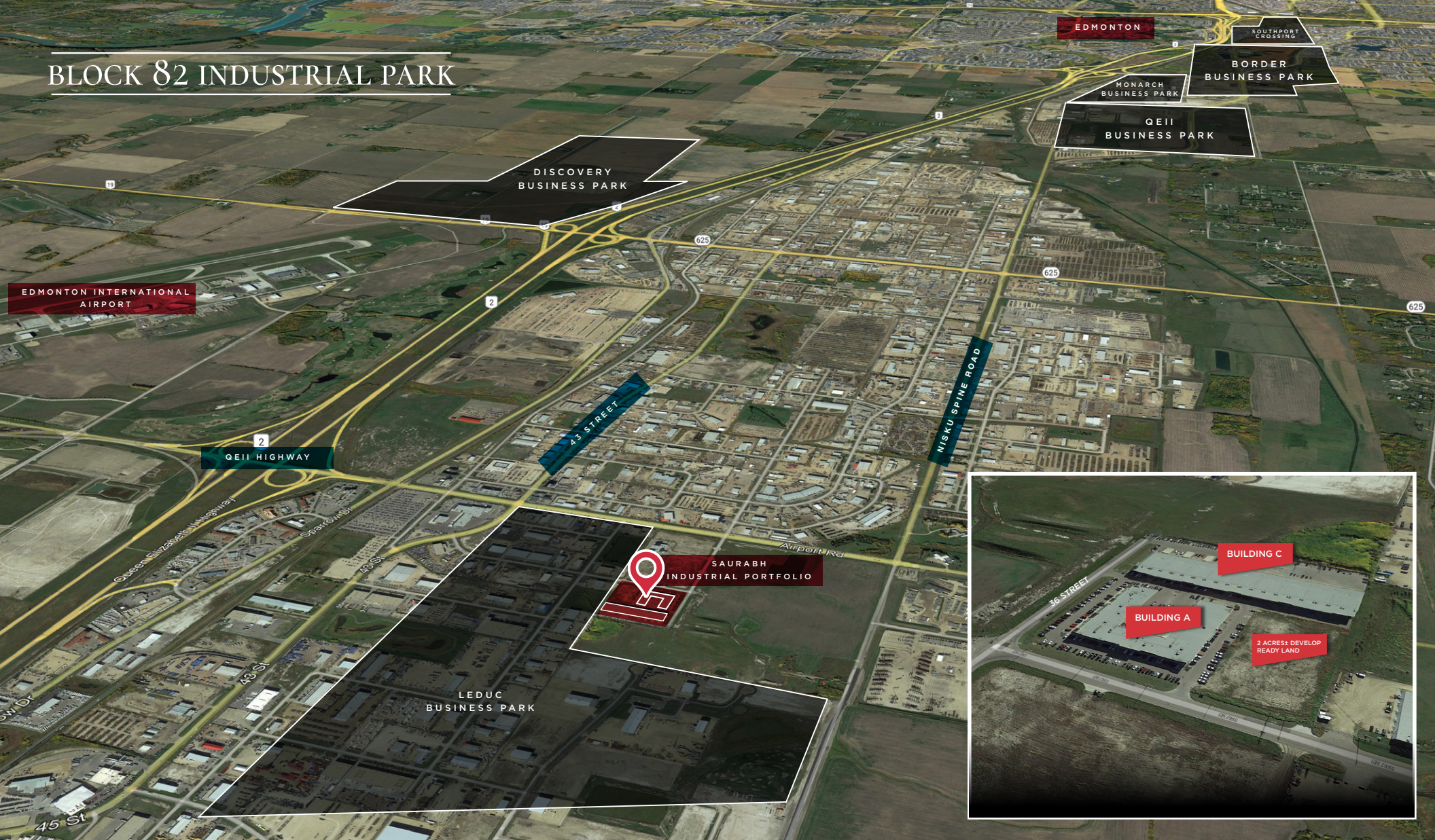
**DREW JOSLIN**

Associate

780 540 9100

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# BLOCK 82 INDUSTRIAL PARK



Strategically located fronting Airport Road, the two properties are situated just east of the QEI 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	6,212 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

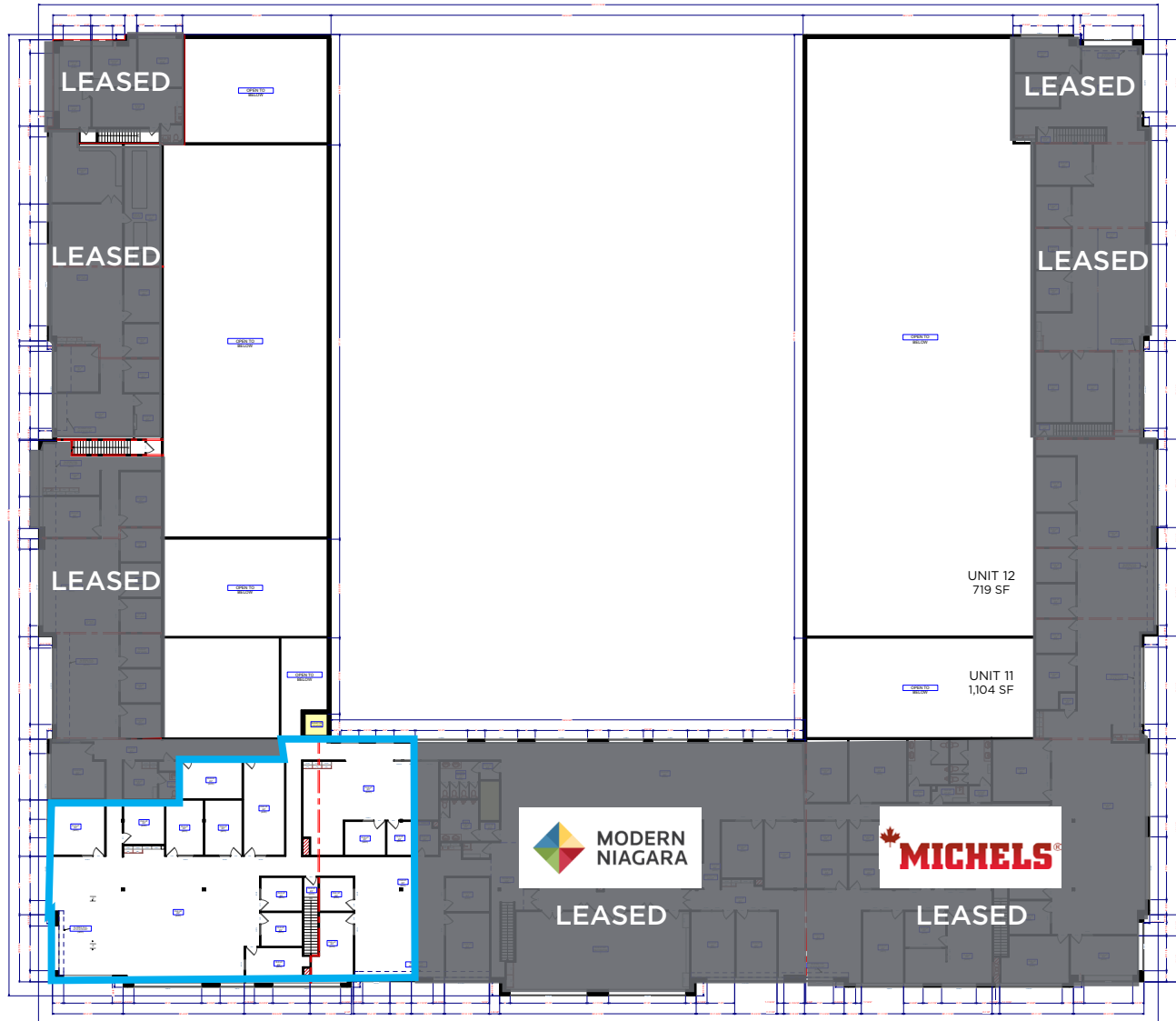
CONSTRUCTION - TILT UP CONCRETE

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 - SECOND FLOOR**  
**TOTAL SIZE: 6,212 SF**



**UNIT 307 SECOND**  
6,212 SF

# BLOCK 82 INDUSTRIAL PARK

**NAI**Commercial



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