

FOR LEASE

MODERN OFFICE/WAREHOUSE

NAI Commercial

END CAP UNIT
WITH LARGE PAVED/SECURED YARD



#101, 3923 81 AVENUE | LEDUC, AB | INDUSTRIAL

PROPERTY DESCRIPTION

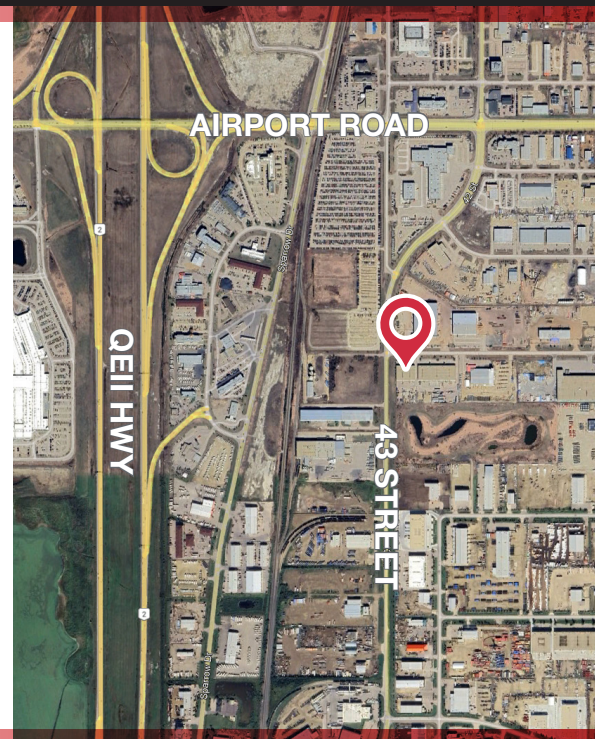
- End-Cap unit
- Prime location
- Modern, sprinklered building
- Clear span bay
- Oversized overhead door
- 275 sq.ft.± bonus mezzanine (not included in GLA)
- Secure, powered yard
- Sump
- Large asphalt marshalling area
- Double-row parking
- Accessible washrooms
- Fully built-out office with private offices, boardroom, and kitchen
- Private entrance to second floor with ability to rent separately

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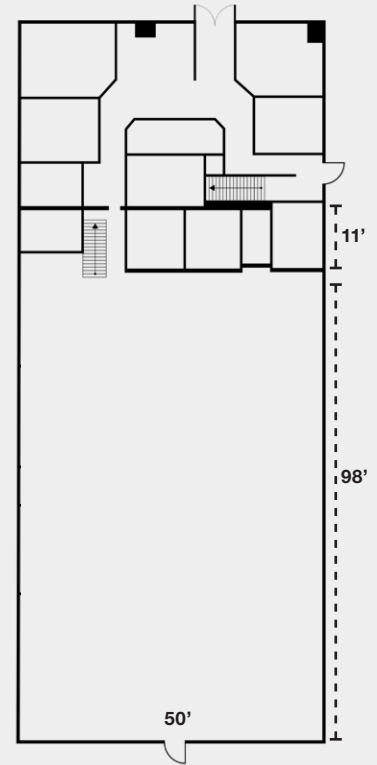


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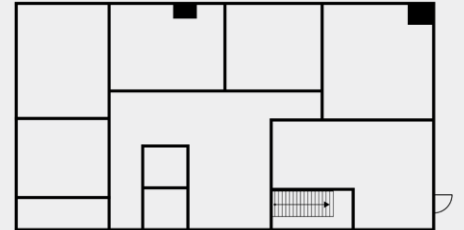
ADDITIONAL INFORMATION

AREA AVAILABLE	1,525 sq.ft.± main floor office 1,525 sq.ft.± 2nd floor office 5,450 sq.ft.± warehouse 8,500 sq.ft. total
LEGAL DESCRIPTION	Plan 0424226, Block 8, Lot 1
ZONING	DC2 - Direct Control
CEILING HEIGHT	25' clear
GRADE LOADING	(1) 16'x18' powered; (1) 12'x14'
LIGHTING	T5
HEATING	Radiant
CEILING FANS	Yes
SUMP	Yes
POWER	100 amp, 600 volt; 200 amp, 120/208, 3 phase
AVAILABLE	June 1, 2026
RENTAL RATE	Starting at \$11.50/sq.ft./annum net
OPERATING COSTS	\$5.40/sq.ft./annum (2025 estimate) includes common area maintenance, property taxes, building insurance and management fees

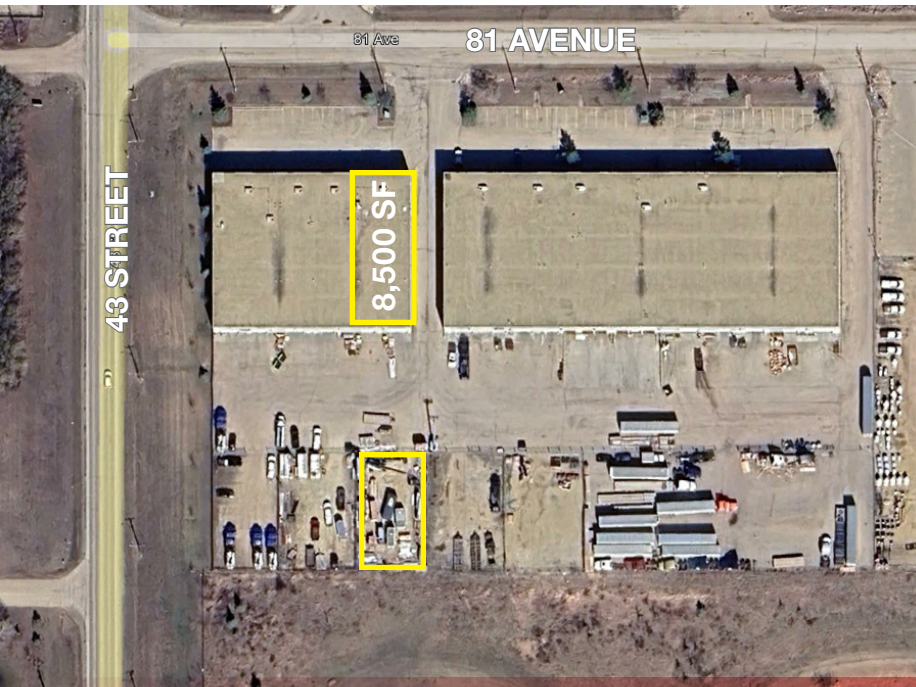
MAIN FLOOR



2ND FLOOR OFFICES



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



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