

**UNDER NEW OWNERSHIP**

**NAI Commercial**

# BLOCK 82 INDUSTRIAL PARK

**3601 - 82 AVENUE, LEDUC, AB**  
**OFFICE/WAREHOUSE 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)

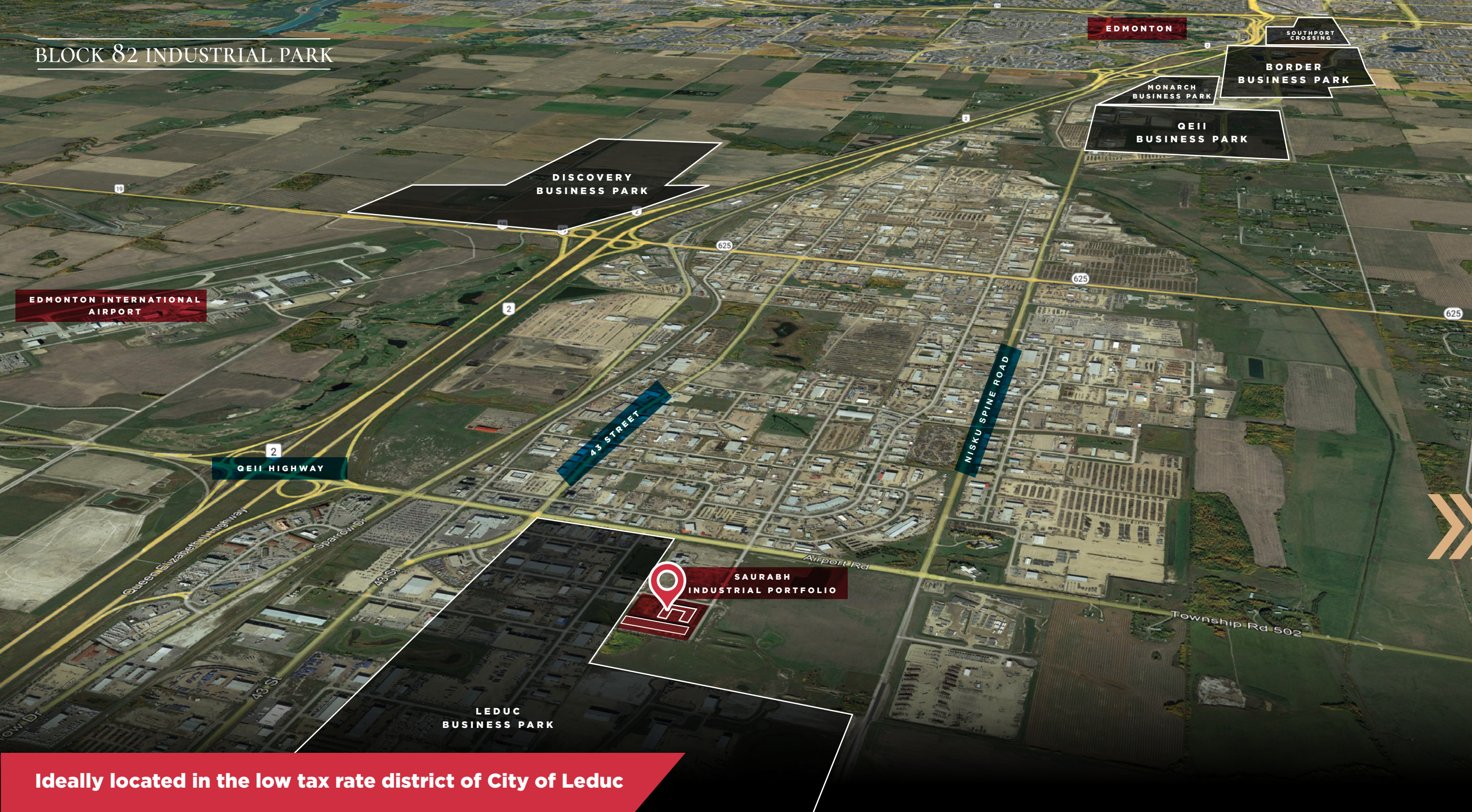


BLOCK 82 INDUSTRIAL PARK










# BLOCK 82 INDUSTRIAL PARK



Ideally located in the low tax rate district of City of Leduc

## Property Information

	AVAILABLE UNITS	Building A - 3,600 sq.ft. to 93,193 sq.ft.± Building C - 5,500 sq.ft. to 123,318 sq.ft.± Total - 216,511 sq.ft.±
	LEGAL DESCRIPTION	Plan 0827734, Block 2, Lot 1
	ZONING	G-C General Commercial
	CEILING HEIGHT	Building A - 24' Building C - 28'
	SPRINKLERS	Yes
	AVAILABLE	Q1/Q2 2024
	LEASE RATE	Starting at \$10.50/sq.ft.
	OPERATING COSTS	\$2.50/sq.ft (2023/24 estimate) includes property tax, building insurance, common area maintenance, and management fees



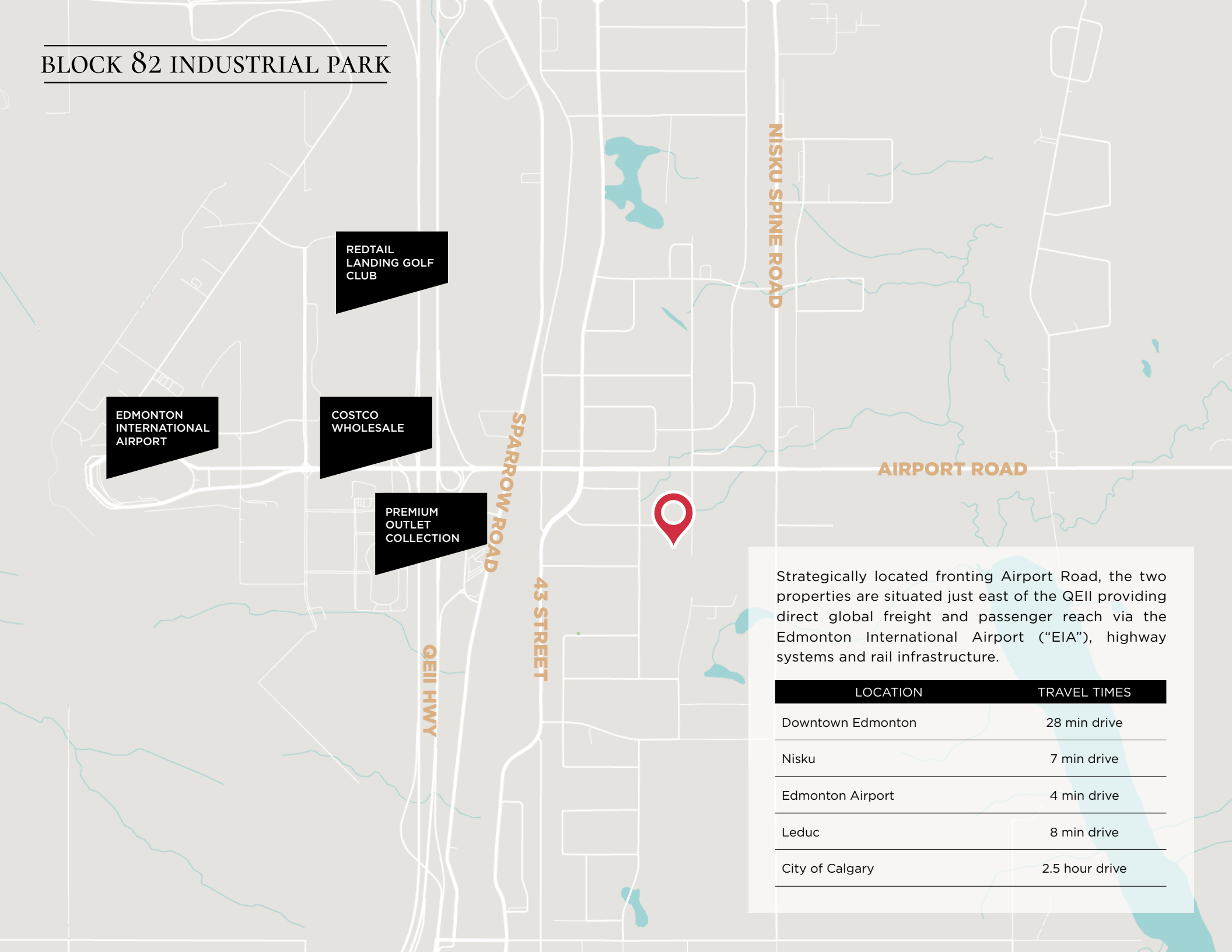
CONSTRUCTION - TILT UP CONCRETE  
EXCELLENT CURB APPEAL AND CAMPUS  
STYLE OFFICE AMENITIES

ABILITY TO CUSTOMIZE INTERIOR  
BUILD-OUT TO SUIT OPERATOR NEEDS

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

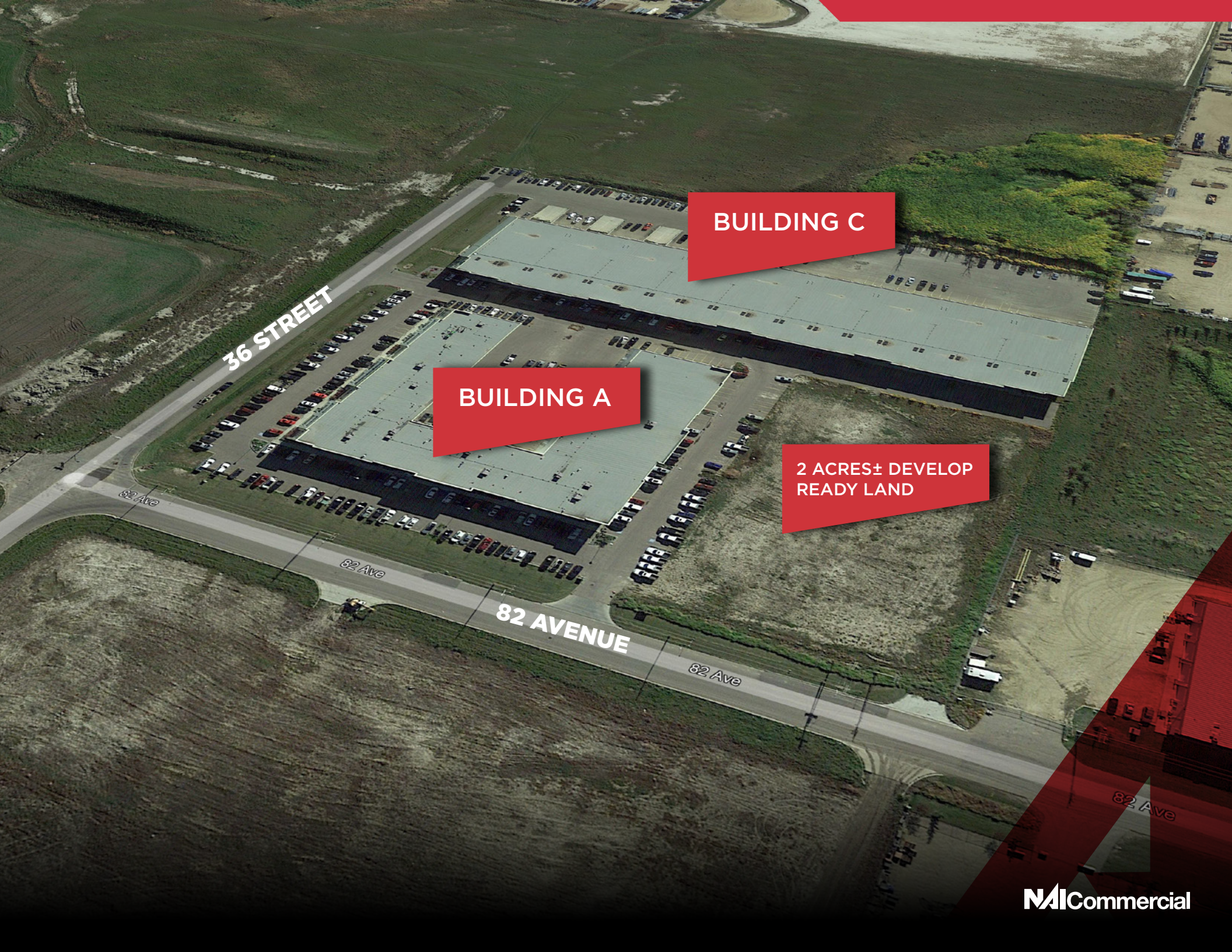


# BLOCK 82 INDUSTRIAL PARK



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



**BUILDING C**

**BUILDING A**

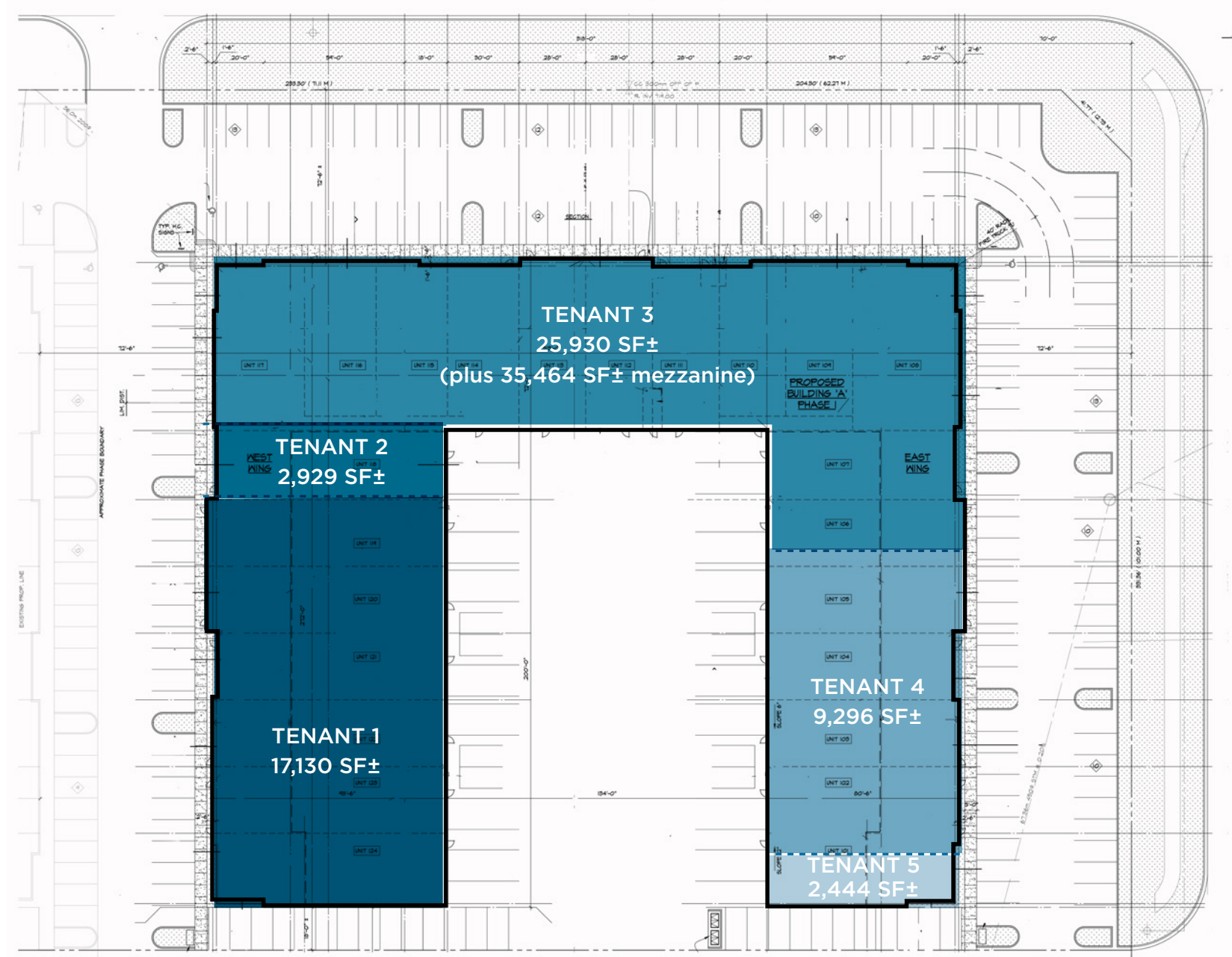
**2 ACRES± DEVELOP  
READY LAND**



# BLOCK 82 INDUSTRIAL PARK

## Building A

<b>AVAILABLE SIZES</b>	Main floor: 3,600 SF - 57,729 sq.ft.± Second floor: 9,000 SF - 35,464 sq.ft.± Total: 93,193 sq.ft.±
<b>YEAR BUILT</b>	2007
<b>LOADING</b>	(14) 10'x14' grade loading O/H doors
<b>POWER</b>	1,600 amp, 3 phase, 600 volt
<b>CEILING HEIGHT</b>	24'±
<b>ZONING</b>	GC - General Commercial
<b>YARD</b>	Up to 2 acres available at \$0.90/sq.ft. per annum net
<b>OFFICE BUILD OUT</b>	Up to 61,394 sq.ft.± of campus style office available
<b>OFFICE CONFIGURATION</b>	Blend of individual offices and open workspace
<b>TENANT IMPROVEMENT ALLOWANCE</b>	Available
<b>LEASE RATE</b>	Starting at \$10.50/sq.ft.
<b>OPERATING COSTS</b>	\$2.50/sq.ft (2023/24 estimate) includes property tax, building insurance, common area maintenance, and management fees





# BLOCK 82 INDUSTRIAL PARK

## Building C

**AVAILABLE SIZES** Main floor: 5,500 SF - 99,450 sq.ft.±  
 Bonus Mezzanine: 23,868 sq.ft.±  
 Total: 123,318 sq.ft.±

**YEAR BUILT** 2010

**LOADING** (18) 12'x14' grade loading O/H doors  
 (8) dock loading doors

**Note:** Potential to create drive through loading on west half of building

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

**CEILING HEIGHT** 28'±

**ZONING** GC General Commercial

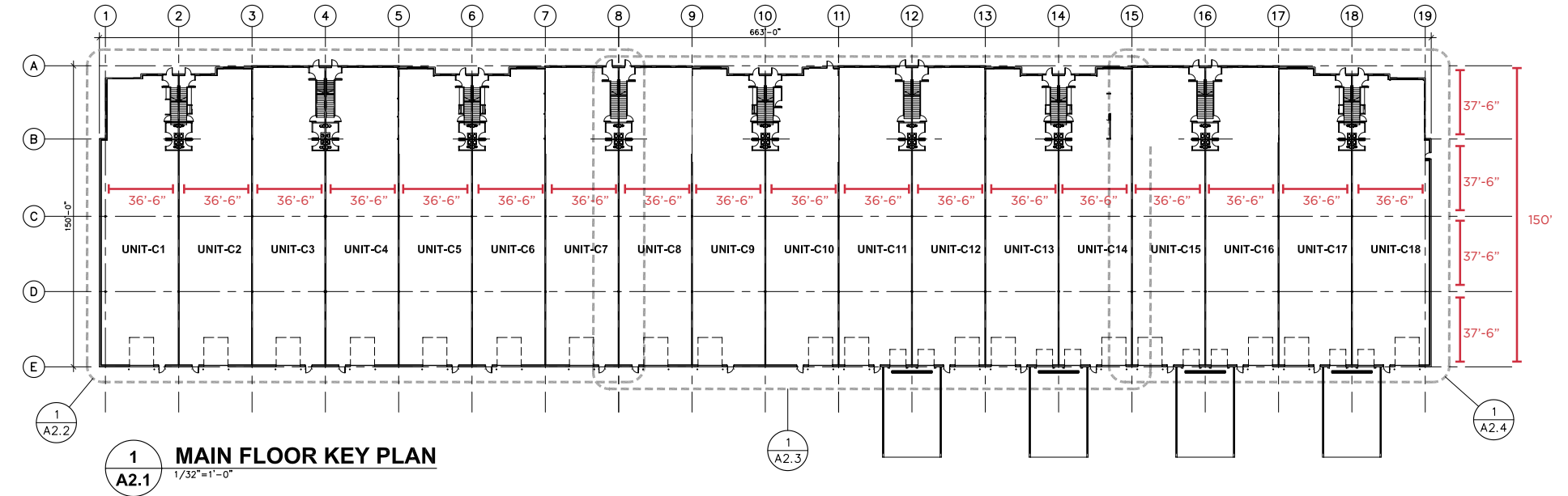
**YARD** Up to 2 acres available at \$0.90/sq.ft. per annum net

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

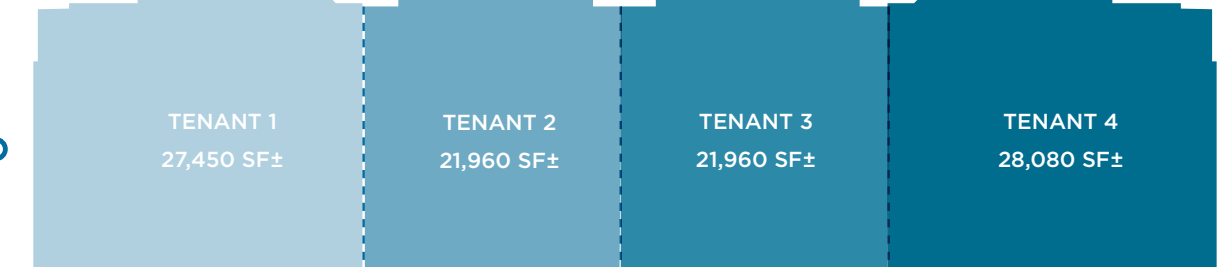
**TENANT IMPROVEMENT ALLOWANCE** Available

**LEASE RATE** Starting at \$10.50/sq.ft.

**OPERATING COSTS** \$2.50/sq.ft (2023/24 estimate) includes property tax, building insurance, common area maintenance, and management fees

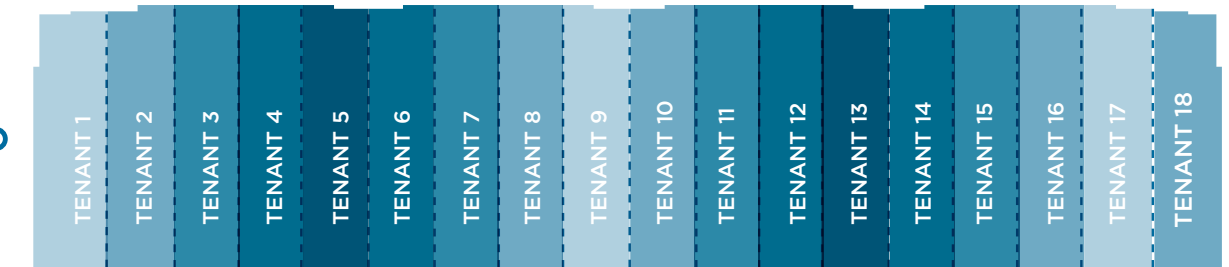


### MULTI-TENANT OPTION 1



### MULTI-TENANT OPTION 2

(5,490 SF± OFFICE/WAREHOUSE BASE)



### MULTI-TENANT OPTION 3



\*Note: Sizes shown do not include 1,326 sq.ft. of concrete mezzanine per bay





# BLOCK 82 INDUSTRIAL PARK




# 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)