

**UNDER NEW OWNERSHIP**

**NAI Commercial**

# BLOCK 82 INDUSTRIAL PARK

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

**RYAN BROWN**

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**DREW JOSLIN**

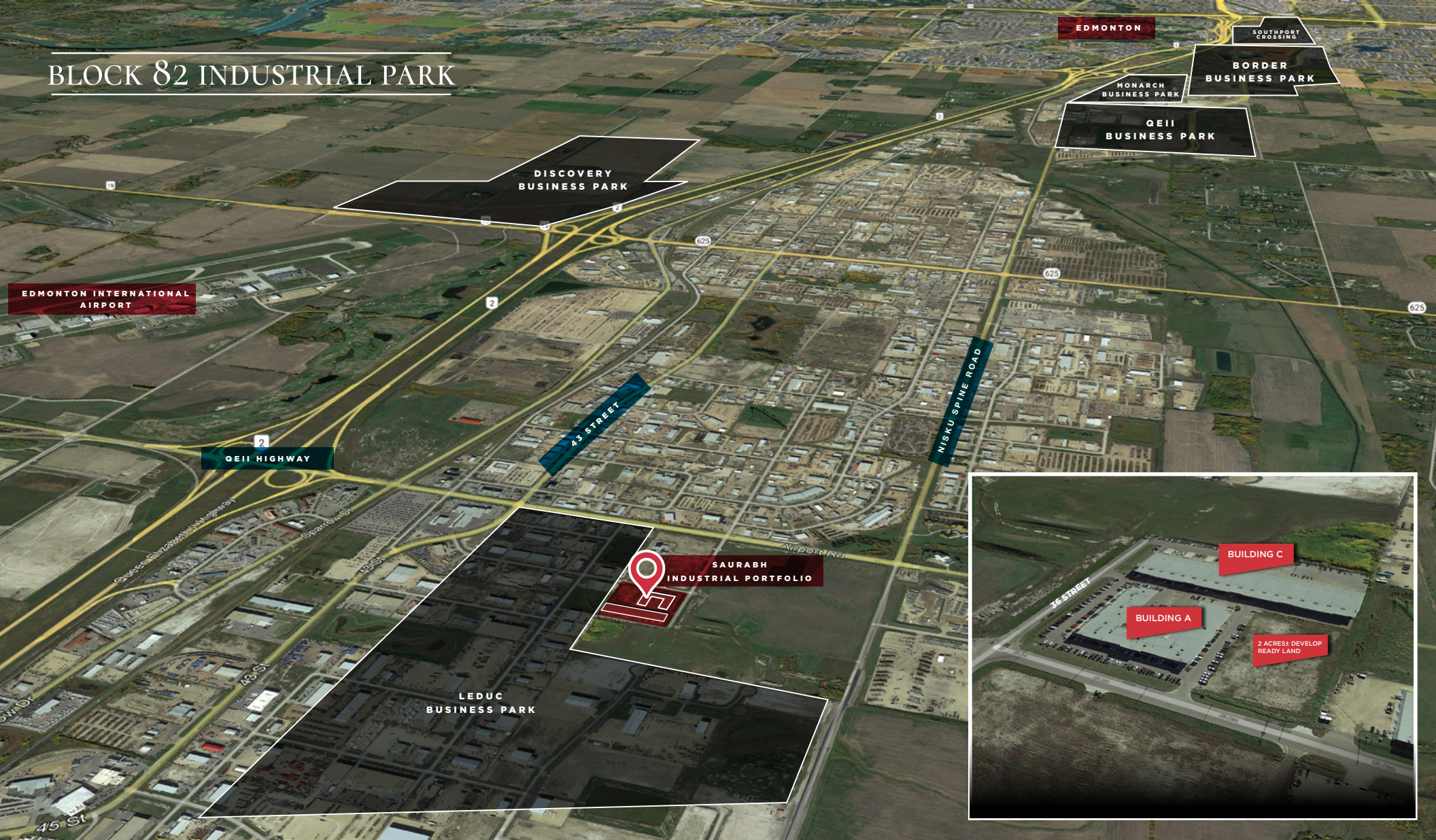
Associate

780 540 9100

[djoslin@naiedmonton.com](mailto:djoslin@naiedmonton.com)



# 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.

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

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



## BLOCK 82 INDUSTRIAL PARK



### Property Information

SIZE AVAILABLE	796 sq.ft. to 15,452 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	Immediately
LEASE RATE	Starting at \$10.50/sq.ft.
OPERATING COSTS	\$2.71/sq.ft (2025 estimate) includes property tax, building insurance, common area maintenance, and management fees

CONSTRUCTION - TILT UP CONCRETE

EXCELLENT CURB APPEAL AND CAMPUS  
STYLE OFFICE AMENITIES

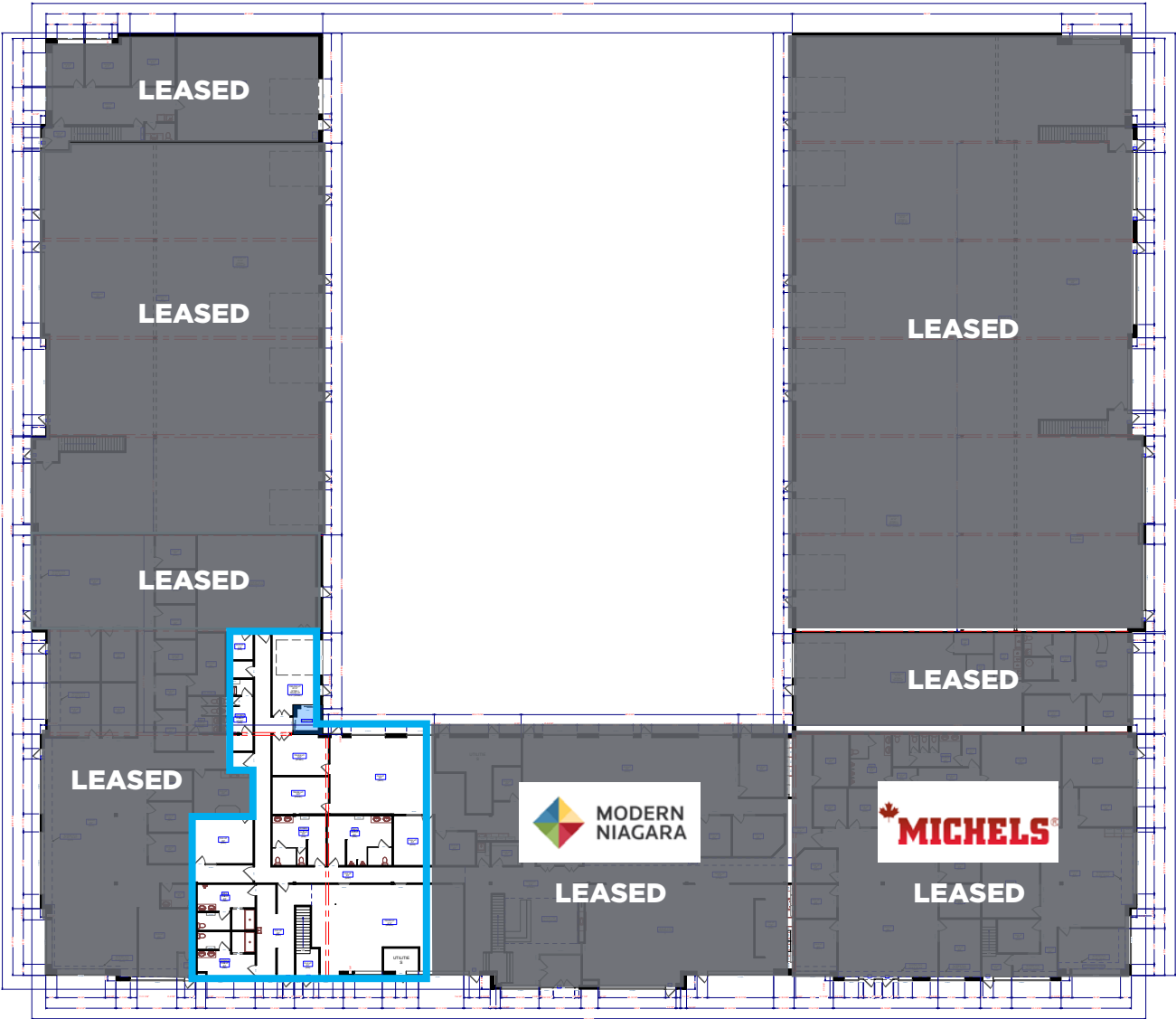
ABILITY TO CUSTOMIZE INTERIOR BUILD-OUT  
TO SUIT OPERATOR NEEDS

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

**BUILDING A - MAIN FLOOR**  
**TOTAL SIZE: 5,333 SF**



UNITS AVAILABLE		
Unit	Floor	Size
8	Main	5,333 SF
8	2nd	7,496 SF
14/15	2nd	1,827 SF
14-16	2nd	2,623 SF



**2 ACRES  
YARD  
AVAILABLE**

**BUILDING C BAYS**  
Scan or click to see brochure

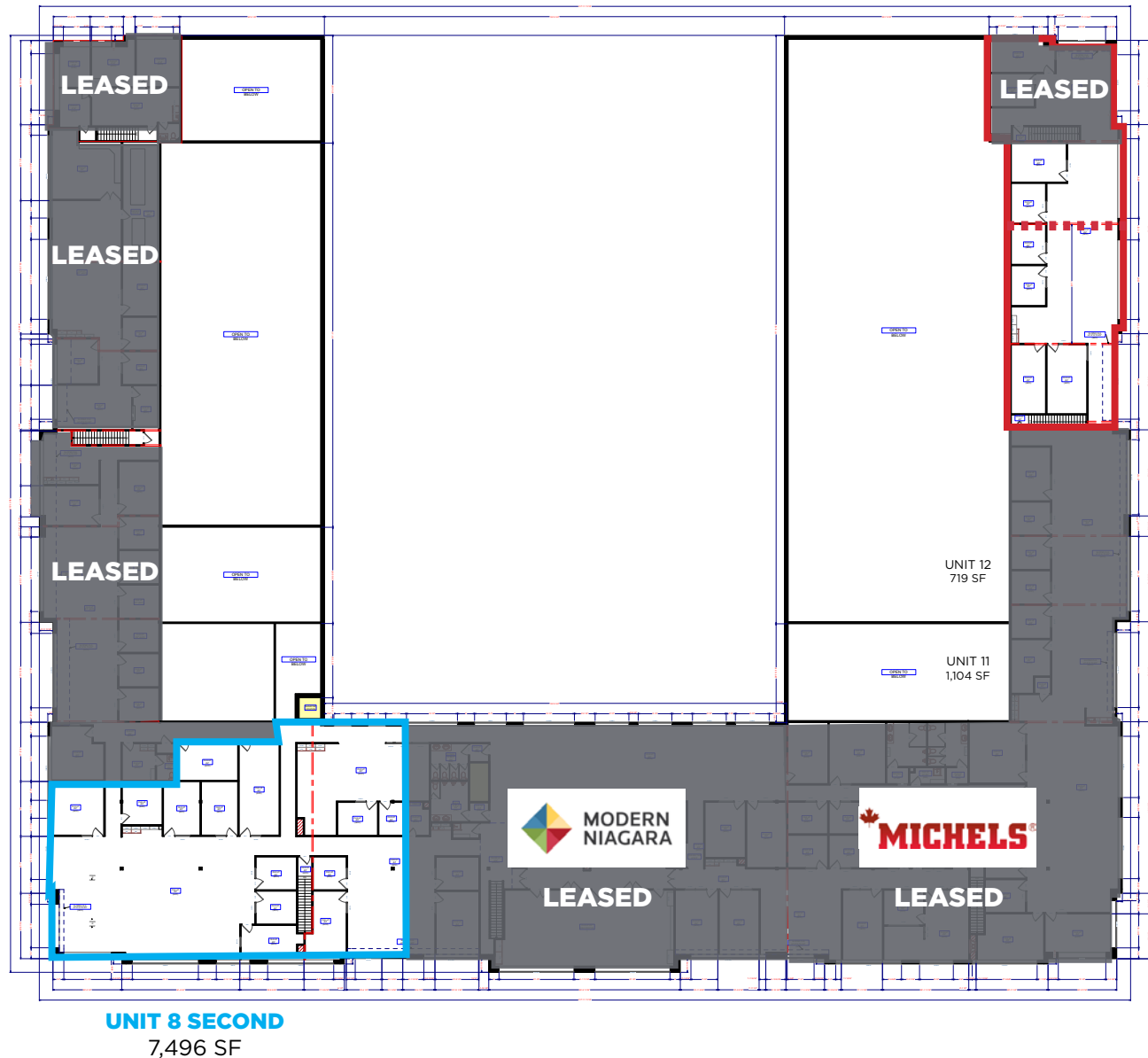


**UNIT 8 MAIN**  
5,333 SF

**BUILDING A - SECOND FLOOR**  
**TOTAL SIZE: 10,119 SF**



**TOTAL MAIN AND SECOND FLOOR: 15,452 SF**



**Note: Units can be combined in a variety of ways.**



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4601 - 99 Street NW, Edmonton, AB T6E 4Y1



780 - 436 - 7410



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