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For Lease

Leduc Multi

#104, 3921 81 Avenue | Leduc, AB

±8,826 SF Dock loading and yard

- Large marshalling area with drive around access
- Economical rates in competitive market
- Convenient location just south of Airport Road and benefits from excellent access to major transportation routes and amenities

For more information contact:

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Property Details

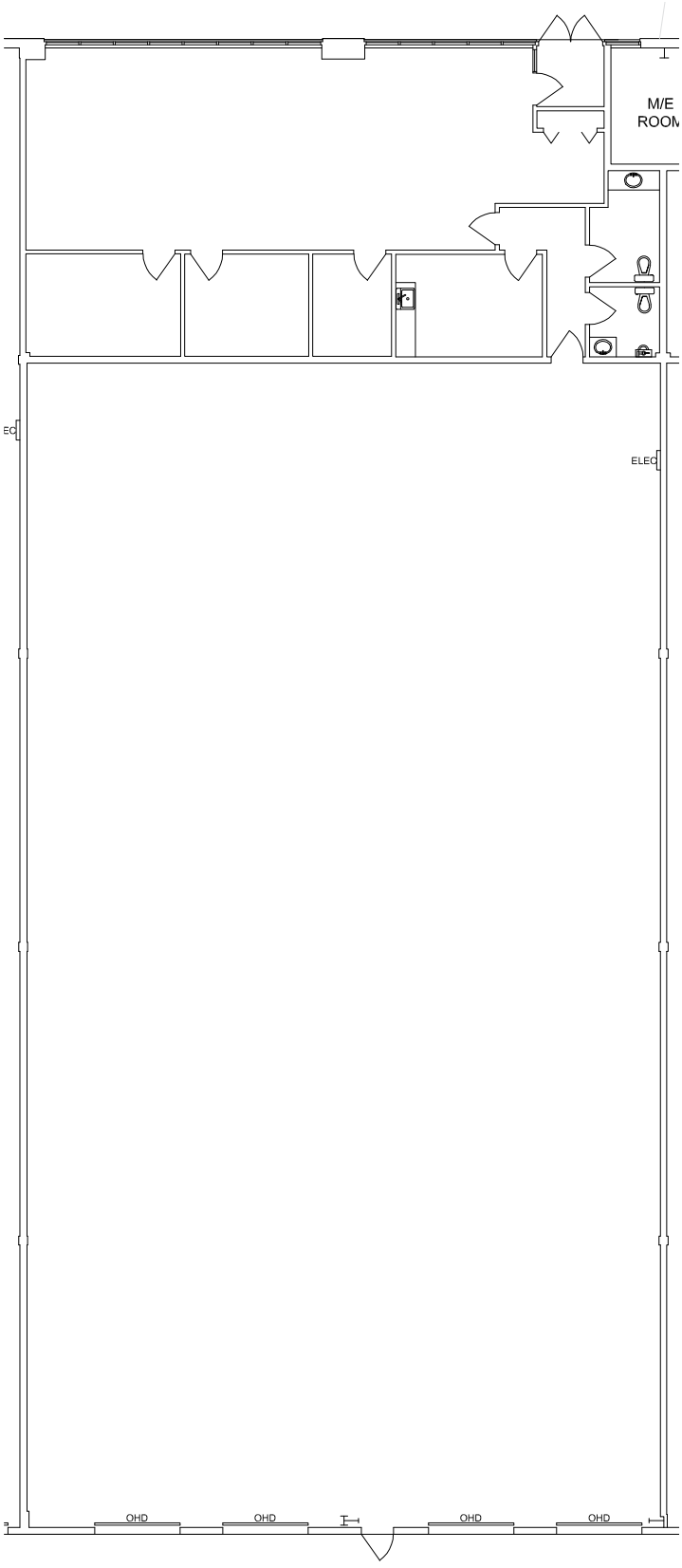
Municipal Address	#104, 3921 81 Avenue, Leduc
Zoning	IM - Medium Industrial
Available Area	±8,826 SF
Year Built	2006
Power	200 Amp
Ceiling Height	24'1'' Clear (TBC)
Heating	Warehouse: Radiant tube Office: Roof top units with A/C
Lighting	Metal Halide (to be updated to LED)
Sprinklered	TBD

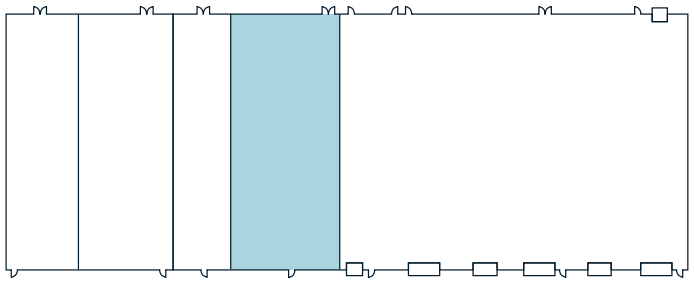
Loading	(4) 8' x 10 Dock door
Parking	Ample free parking
Signage	Fascia
Lease Rate (PSF)	$11.50
Op. Costs (PSF)	$5.30
Occupancy	December 1, 2026

Yard available:
±28,475 SF @ $1.25 PSF

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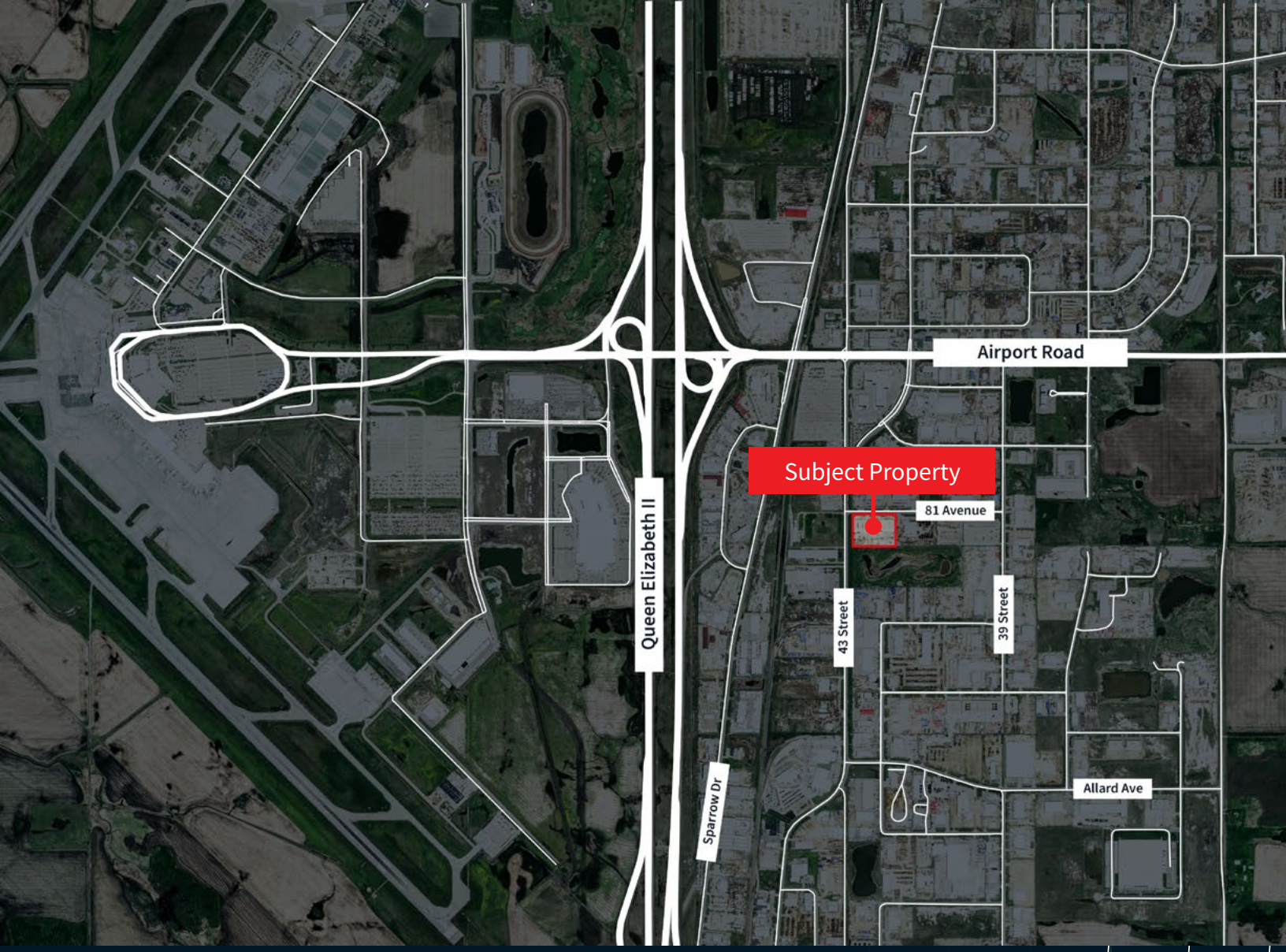
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