

UNIT 104

DOCK LOADING



3921 | 81 AVENUE
LEDUC, AB



Partnership. Performance.

Property Features:

- **Unit 104 - 8,826** square feet available
- Can be made contiguous with neighbouring Unit 105 to give a total of **13,026** square feet
- Includes $\pm 20\%$ office buildout
- $\pm 7,500$ sf of yard storage available (*free of rent for half of Tenant's primary term*)
- Dock loading

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Property Details

Address: 3921 - 81 Avenue, Leduc, AB

Area Available: **Unit 104:** 8,826 sf total
(Up to 13,026 sf contiguous space available)
±7,500 sf yard storage (optional)

Office: ±20% buildout

Ceiling Height: 24' clear

Loading: Dock

Power: 200 amp, 600 volt, 3 phase

Zoning: IM - Medium Industrial

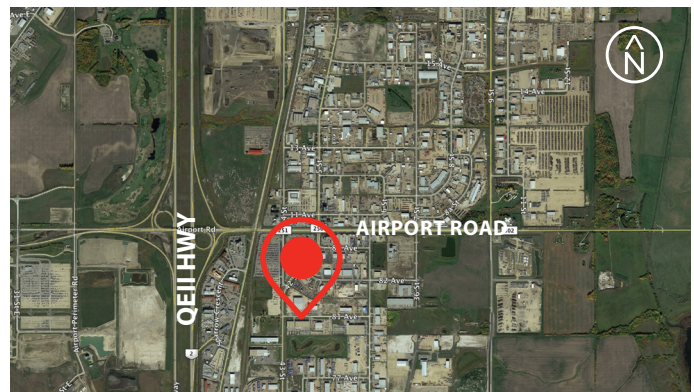
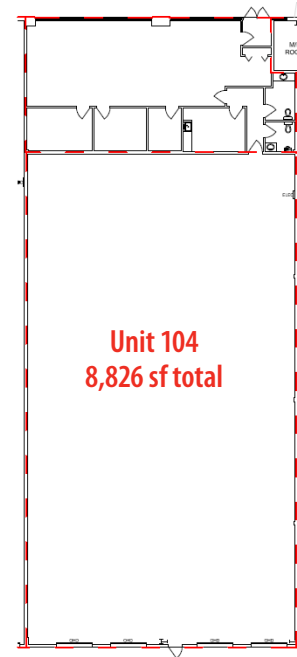
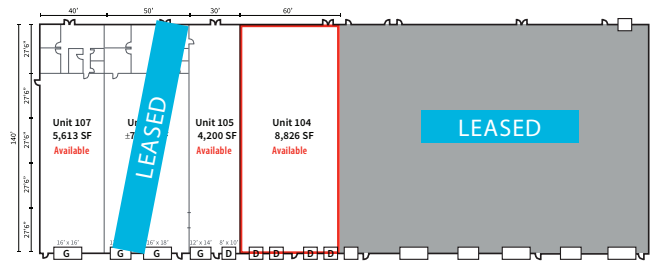
Year Built: 2006

Op. Costs: \$4.46 psf

Rental Rate: \$9.50 psf
\$0.80 psf (yard storage) - Free for half the Term

Additional Details

- Excellent access and egress from the site, with drive around access
- Ample paved parking and marshalling areas
- Convenient location just south of Airport Road and east of Sparrow Drive and QEII Highway



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