



**CUSHMAN &
WAKEFIELD**
Edmonton

**GREAT OPPORTUNITY -
SMALL BAY WITH YARD**

FOR SUBLEASE

#104, 3923 81 AVENUE
Leduc, AB

8,400 SF WITH YARD

PROPERTY HIGHLIGHTS

- 4,200 SF office with 4,200 SF warehouse bay with bonus 1,440 SF mezzanine not included in GLA
- Piles in place to support ten ton crane
- 6,450 SF secured yard compound
- Great location in the Leduc Business Park
- Close proximity to Airport Road, 65 Avenue and QEII Highway

Jeff Drouin Deslauriers
Senior Associate
780 701 3289
jeff.deslauriers@cwedm.com

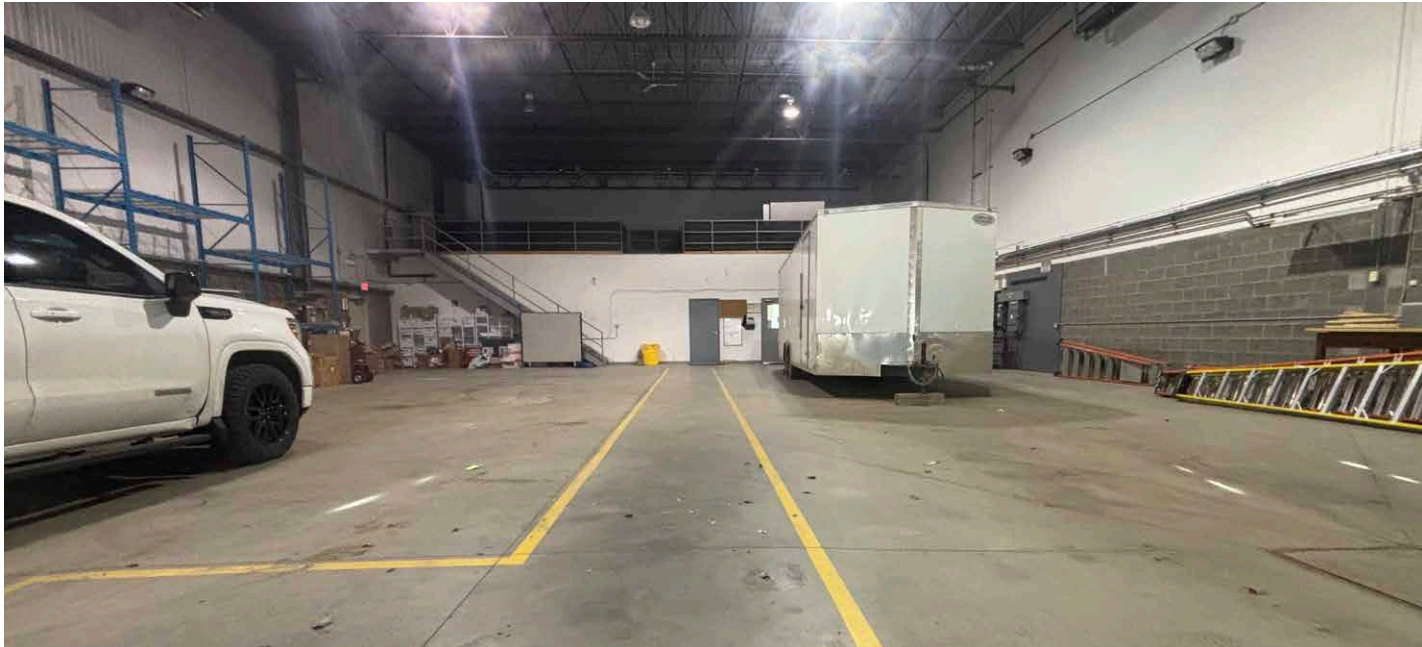
CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. December 5, 2023

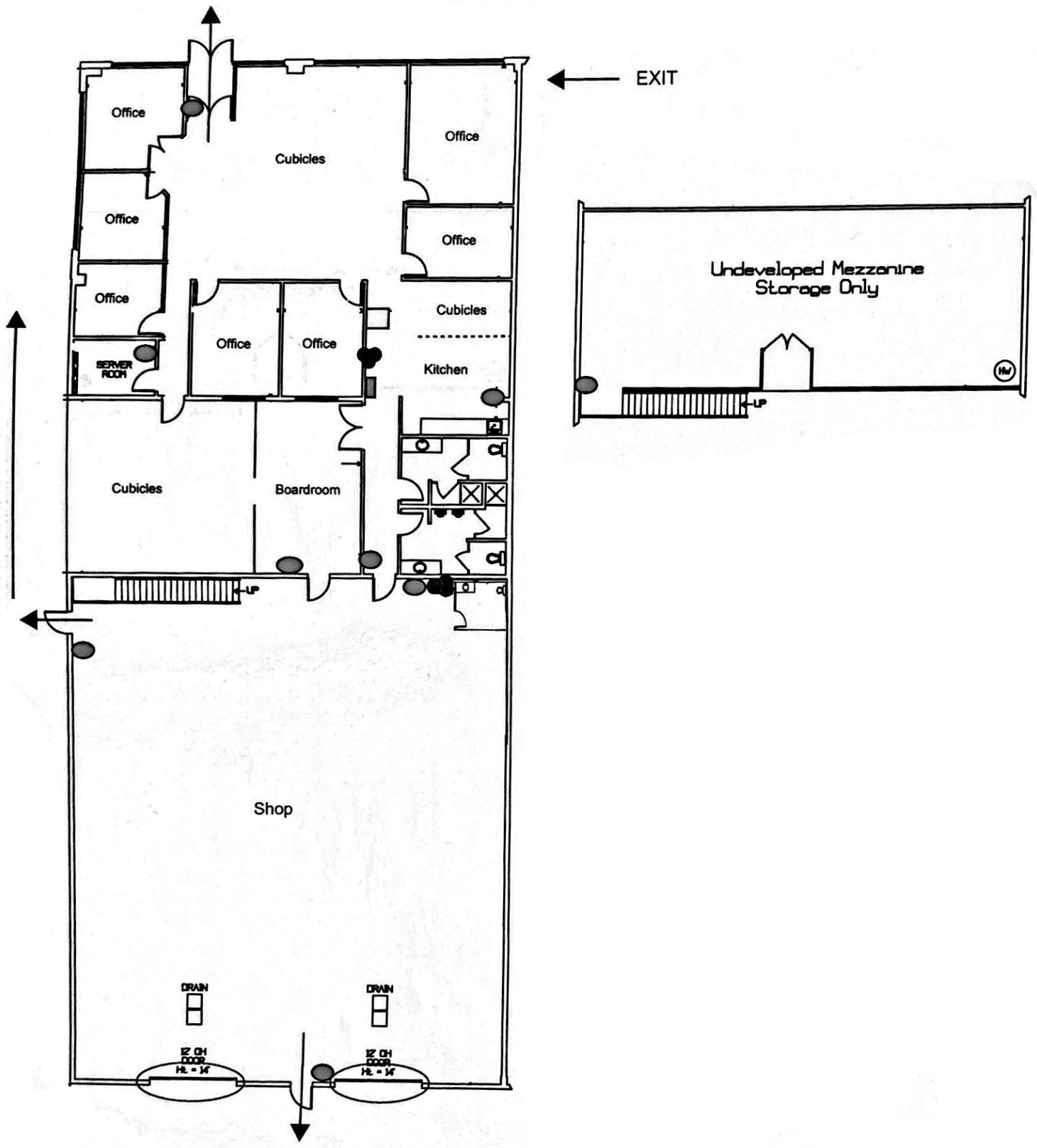
PROPERTY DETAILS

Municipal Address:	#104, 3923 - 81 Avenue, Leduc, AB	Lighting:	Halide
Year Built:	2006	Heating:	Heat/Cool RTU in Office Radiant in Warehouse
Market:	Leduc Business Park	Sumps:	Yes - Dual Compartment
Building Size:	4,200 SF (Main Floor) 4,200 SF (Warehouse) 8,400 SF (Total)	Ceiling Height:	24'
Yard Size:	6,450 SF	Sprinklered:	Yes
Power:	200A, 347/600V, 3 Phase (TBD)	Availability:	Negotiable
Loading Doors:	Grade (2) 12'x14	Sublease Rate:	\$10.75 per SF
		Yard Lease Rate:	\$0.90 per SF
		Operating Cost:	\$4.50 per SF
		Sublease Expiry:	February 28, 2026

PROPERTY PHOTOS



FLOOR PLAN





AIRPORT ROAD

QUEEN ELIZABETH II HIGHWAY

43 STREET

81 AVENUE

65 AVENUE



**CUSHMAN &
WAKEFIELD**
Edmonton

Jeff Drouin Deslauriers

Senior Associate

780 701 3289

jeff.deslauriers@cwedm.com