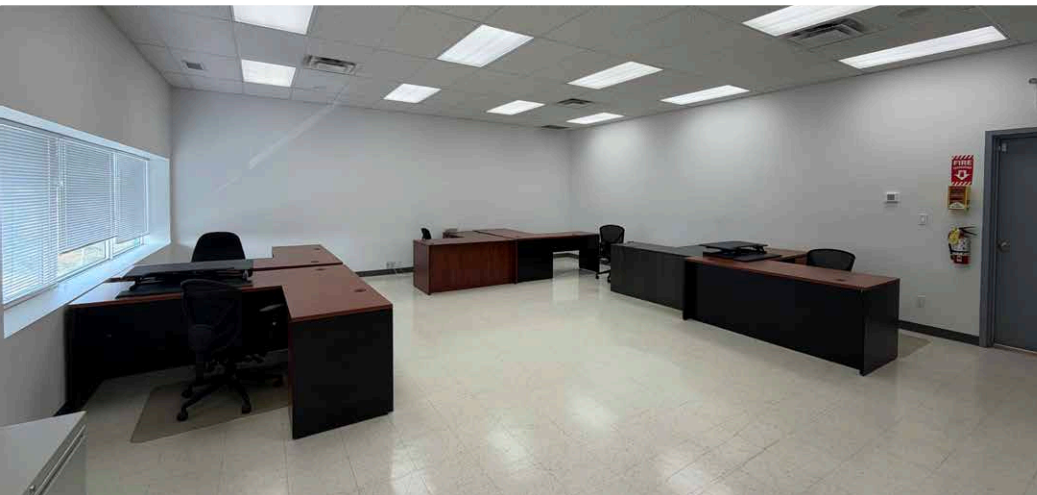


INDUSTRIAL OFFICE/ WAREHOUSE WITH YARD

FOR SUB-LEASE

8101 39 Street (Units 101-103), Leduc, AB



±9,310 SF AVAILABLE

Chris Van Den Biggelaar
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**CUSHMAN &
WAKEFIELD**
Edmonton

PROPERTY DETAILS

MUNICIPAL ADDRESS	8101 39 Street (Units 101, 102 & 103), Leduc, AB
ZONING	M2 - Medium Industrial
PARKING	Paved
AVAILABLE SPACE	±1,910 SF Main Level Office ±1,910 SF Second Level Office ±5,490 SF Warehouse ±9,310 SF Total
POWER	TBC
LEASE RATE	\$12.50
OPERATING COSTS	\$4.61 /SF (2025)
AVAILABLE	January 1, 2027
SUBLEASE EXPIRY	June 29, 2028

PROPERTY HIGHLIGHTS

- Well-appointed office buildout with abundant natural light
- Office area includes: Kitchenette, boardroom, Open bullpen/training area
- (2) Grade Loading Doors (14' x 16') with Sunlight Translucent Panels
- 90' to 100' bay depth
- Excellent connectivity with quick access to Highway 2 and Edmonton International Airport
- 20' clear ceilings, radiant heat, floor sumps, and natural light throughout warehouse



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