

FOR LEASE

SMALL INDUSTRIAL BAYS

203, 204, 211 - 3910 84 Avenue, Leduc, AB



HIGHLIGHTS

- 2,500 sq ft ± industrial shop space
- Small office
- 12' x 14' overhead door
- Sump

KELLY GIBBON

Director, Associate

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BERT GAUDET

Director, Associate Broker

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ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

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For Lease | 203, 204, & 211, 3910 84 Avenue, Leduc, AB



Details & Financials

MUNICIPAL ADDRESS Units 203, 204 & 211,
3910-84 Avenue, Leduc, AB

INDUSTRIAL PARK Leduc Business Park

TYPE OF SPACE Industrial warehouse

CONSTRUCTION TYPE Pre-engineered metal building

ZONING IL (Light Industrial)

SPACE AVAILABLE 2,500 sq ft ±

SERVICES Fully serviced

LOADING 12' x 14' OH grade door

CEILING HEIGHT 22'

LIGHTING Fluorescent/Metal Halide

HEATING Forced air

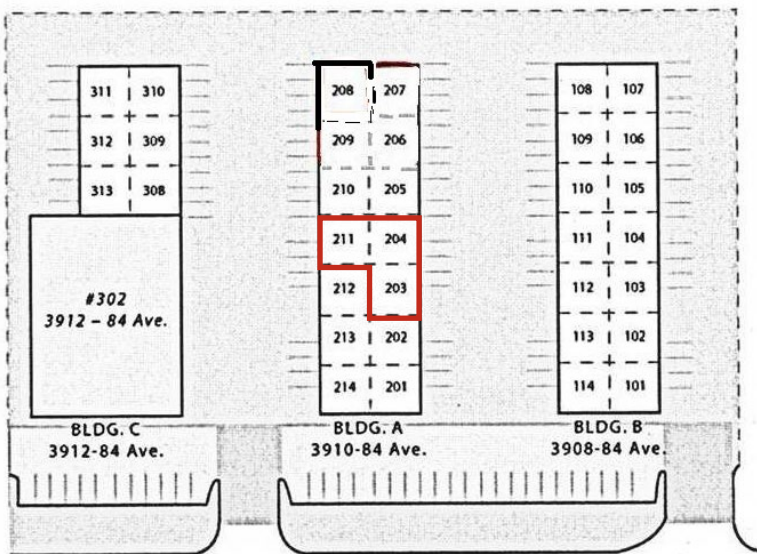
PARKING Ample

LEASE RATE \$11.50/ sq ft ±

OP COSTS \$3.85/sq ft (estimated)

POSSESSION July 1, 2025

AIRPORT ROAD



84 TH AVENUE

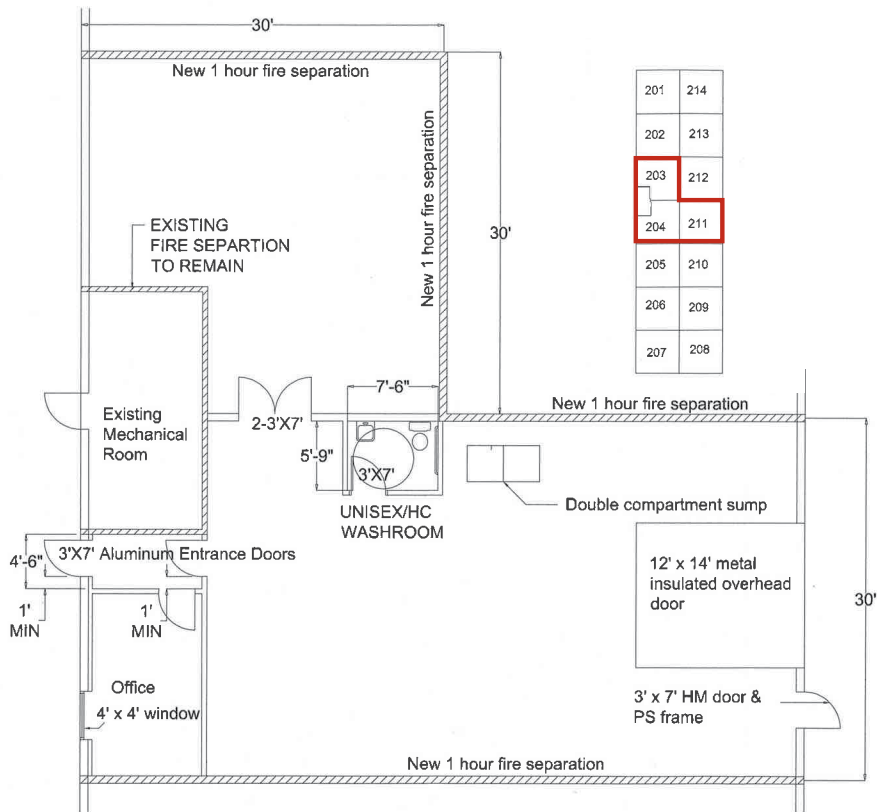


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Floor Plan



Property Location



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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

KELLY GIBBON Director, Associate MBA



Kelly takes great pride in the service that provides. His focus is aligning his efforts with the goals and desires of his clients. This approach has been extraordinarily beneficial to the people and companies that he represents and has helped Kelly create many long term relationships as a trusted advisor.

Kelly's thorough attention to detail as well as his creative approach to problem solving has made him a huge asset to his real estate clientele.

BERT GAUDET Director, Associate Broker



In 2010 Bert, as an owner of Garstad and Whittingham Realty, joined forces with the Royal Park Realty team. He has 25 years of commercial real estate experience, with specific knowledge of the Nisku/Leduc market.

Bert enjoys providing personalized service to his clients and prides himself on building long-term relationships with them. He is passionate about putting together deals and consistently producing results.



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