

FOR LEASE

5,400 SQ FT ± SHOP WITH YARD

Units 308-313, 3912 84 Avenue, Leduc, AB



HIGHLIGHTS

- (2) 12' x 12' and (2) 12' x 14' overhead doors
- Drive through bays
- Large reception area
- 600V power
- Secure, fenced yard
- Excellent access to Edmonton International Airport

KELLY GIBBON

Director, Associate

C 780.700.1424

kelly@royalparkrealty.com

BERT GAUDET

Director, Associate Broker

C 780.984.8302

bert@royalparkrealty.com

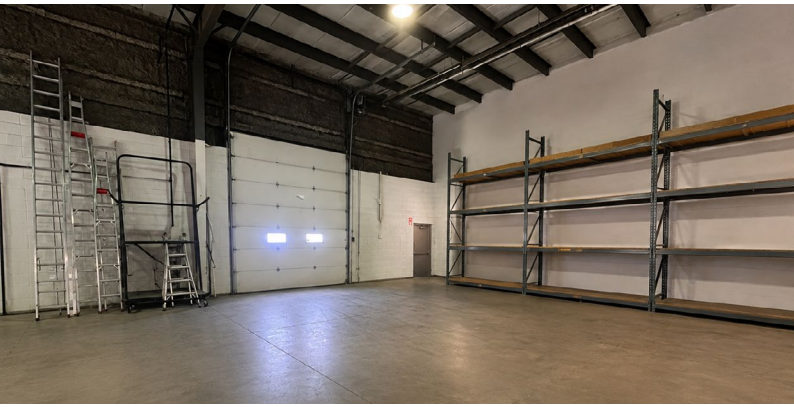


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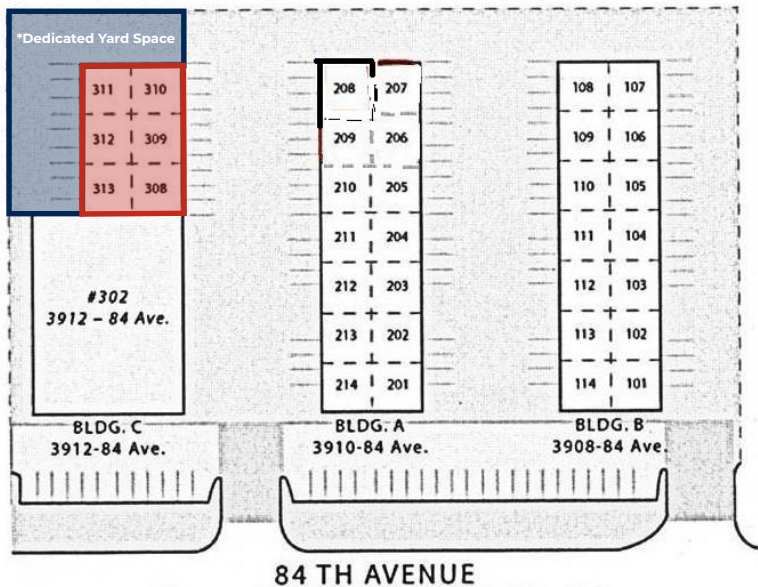
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Property Details & Financials

MUNICIPAL ADDRESS	Units 308 - 313, 3912-84 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	5,400 sq ft ±
SERVICES	Fully serviced
LOADING	(2) 12' x 12' OH grade doors (2) 12' x 14' OH grade doors
CEILING HEIGHT	22'
HEATING	Forced air & radiant heat
PARKING	Ample
LEASE RATE	\$14.75/ sq ft ±
OP COSTS	\$4.50/sq ft (estimated)
POSSESSION	October 1, 2026

AIRPORT ROAD



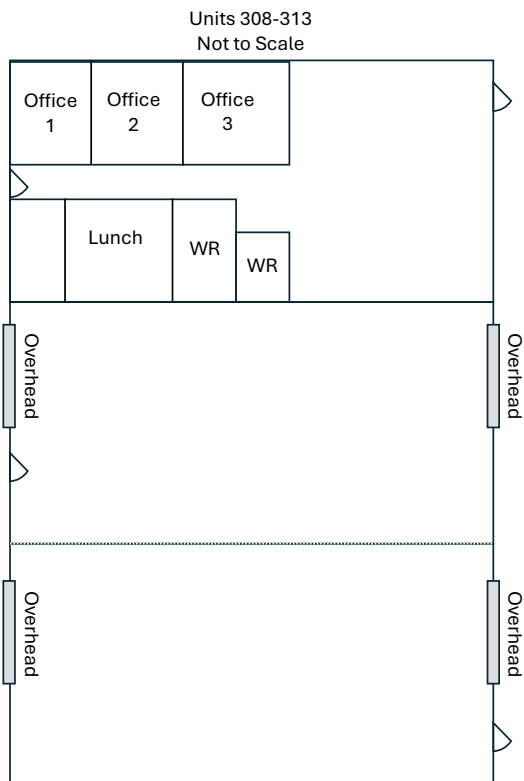
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Property Location



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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 he 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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