

# 3921 81 AVENUE, LEDUC, AB

# INDUSTRIAL SPACE

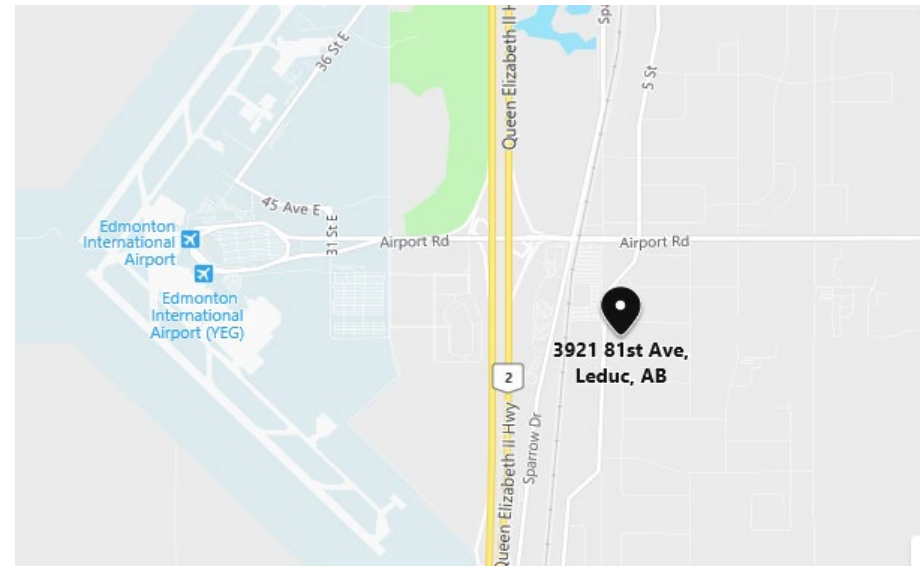
**FOR LEASE**

Queen Elizabeth HWY II & Airport Rd.  
(Leduc, AB)



## PROPERTY PROFILE & LOCATION

- Easy exits from site, with drive around accessibility
- Convenient location just South of Airport Road and East of Sparrow Drive and QEII Highway
- Truck level and drive-in shipping available
- Outside storage available
- High ceilings
- Landlord will demise units and/or build office space to suit



## AVAILABLE SPACE

Unit #	Size	Net Rent	TMI	Shipping	Office Area	Clear Height	Available
104	8,826	\$9.50	\$4.46	4 truck level	15%	24ft	Immediately
105-106	8,379	\$9.50	\$4.46	1 truck level & 3 drive-in	20%	24ft	Immediately
107	8,379	\$9.50	\$4.46	1 drive-in	15%	24ft	Immediately

Owned & Managed By:

**Firm  
Capital**  
Commercial Properties

## FIRM CAPITAL PROPERTIES LEASING CONTACT

Kevin Kandaharian, National Director of Leasing

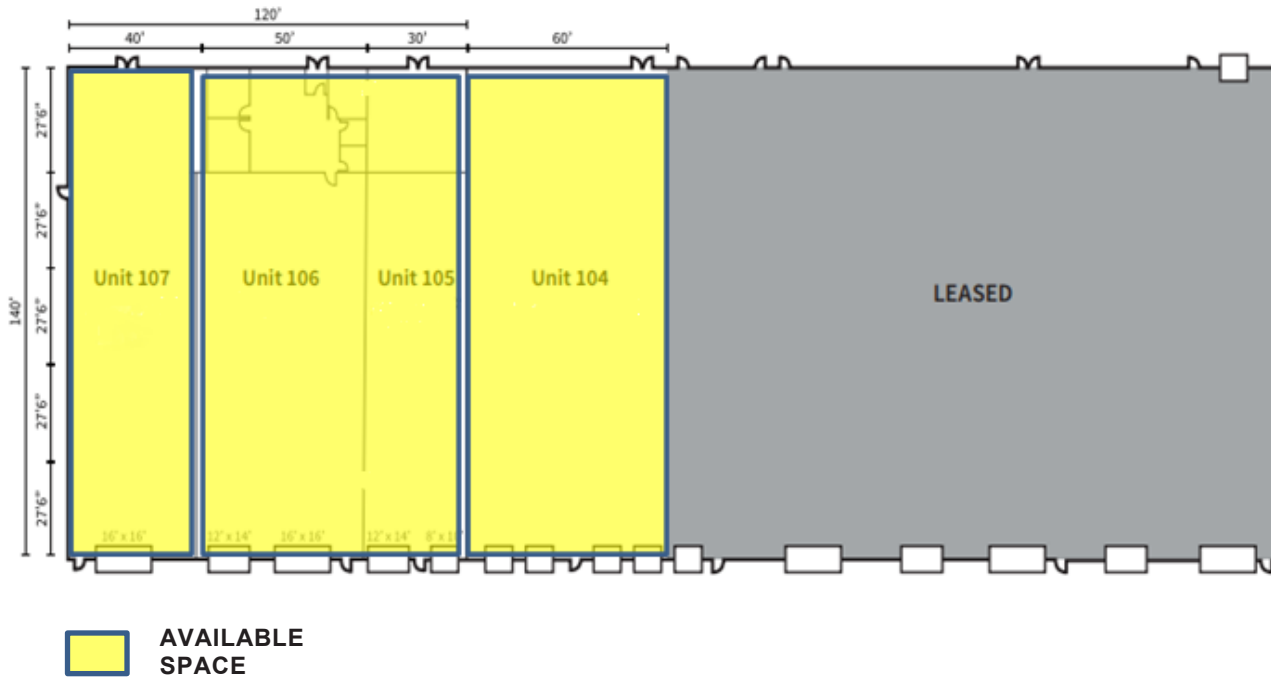
163 Cartwright Avenue, Toronto, ON M6A 1V5

T. 416.635.0221 ext. 349 | E. [kkandaharian@firmcapital.com](mailto:kkandaharian@firmcapital.com)

# 3921 81 AVENUE, LEDUC, AB

# INDUSTRIAL SPACE

Queen Elizabeth HWY II & Airport Rd.  
(Leduc, AB)



Owned & Managed By:

**Firm  
Capital**  
Commercial Properties

**FIRM CAPITAL PROPERTIES LEASING CONTACT**

Kevin Kandaharian, National Director of Leasing

163 Cartwright Avenue, Toronto, ON M6A 1V5

T. 416.635.0221 ext. 349 | E. [kkandaharian@firmcapital.com](mailto:kkandaharian@firmcapital.com)