

FOR SALE/LEASE/BUILT-TO-SUIT OPPORTUNITY

TELFORD INDUSTRIAL

65 Avenue and 39 Street,
Leduc, AB

\$485,000 PER ACRE



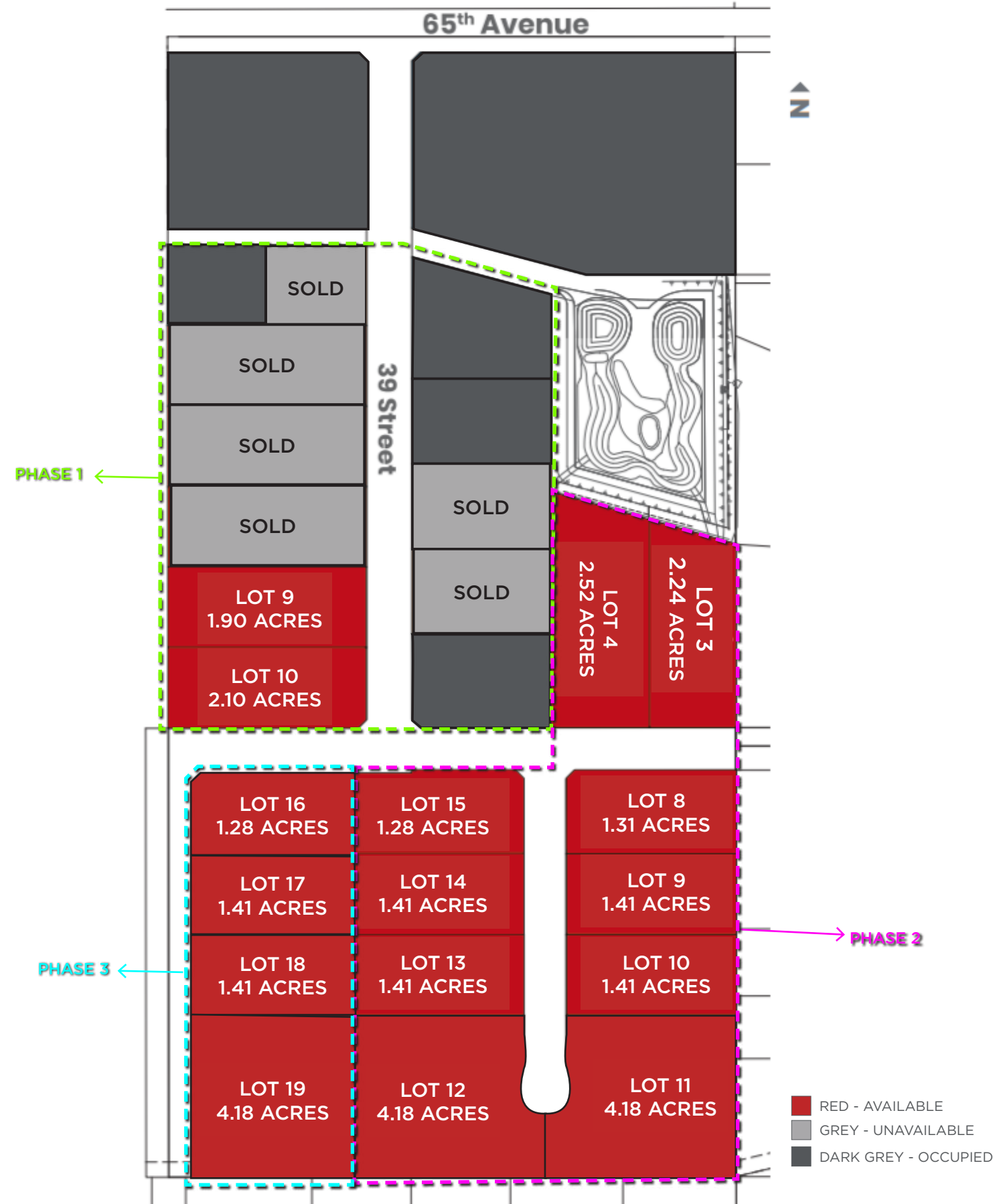
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SITE PLAN

PROPOSED SUBDIVISION PLAN
SUBJECT TO CHANGE



FEATURES & SPECIFICS

ADDRESS

65 Avenue and 39 Street,
Leduc, AB

ZONING

IL - Light Industrial

SERVICING

Fully Serviced

COMMENTS

- Lower land cost compared to Edmonton and other similar parcels in the Nisku/Leduc area
- Lower Mill Rate in comparison to the city of Edmonton
- Transportation: 5 minutes away from the Edmonton International Airport - Convenient access to 65 Avenue, QEII HWY, Airport Road and the Nisku/Leduc Spine Road
- Join Tenants already in the park including: Basintek, Layher Scaffolding, NDT Global Inc., Rockbusters Oilfield Downhole Tools, Drilling tools

LOT PRICING

PHASE 1 | AVAILABILITY: IMMEDIATELY

LOT #	ACRES	PRICE PER ACRE
Lot 9	1.90 Acres	\$485,000 per Acre
Lot 10	2.10 Acres	\$485,000 per Acre

PHASE 2 | AVAILABILITY: EXPECTED FALL 2024

LOT #	ACRES	PRICE PER ACRE
Lot 3	2.24 Acres	\$485,000 per Acre
Lot 4	2.52 Acres	\$485,000 per Acre
Lot 8	1.31 Acres	\$485,000 per Acre
Lot 9	1.41 Acres	\$485,000 per Acre
Lot 10	1.41 Acres	\$485,000 per Acre
Lot 11	4.18 Acres	\$485,000 per Acre
Lot 12	4.18 Acres	\$485,000 per Acre
Lot 13	1.41 Acres	\$485,000 per Acre
Lot 14	1.41 Acres	\$485,000 per Acre
Lot 15	1.28 Acres	\$485,000 per Acre

PHASE 3 | AVAILABILITY:

LOT #	ACRES	PRICE PER ACRE
Lot 16	1.28 Acres	\$485,000 per Acre
Lot 17	1.41 Acres	\$485,000 per Acre
Lot 18	1.41 Acres	\$485,000 per Acre
Lot 19	4.18 Acres	\$485,000 per Acre

AERIAL

FUTURE INTERCHANGE UNDER CONSTRUCTION



BUILT-TO-SUIT



FEATURES & SPECIFICS

ADDRESS
65 Avenue and 39 Street,
Leduc, AB

ZONING
IL - Light Industrial

SERVICING
Fully serviced

OFFICE SPACE
To suit

LOADING
Grade with drive-thru

CRANE
10-ton crane ready

CEILING HEIGHT
28'-30'

LIGHTING
LED

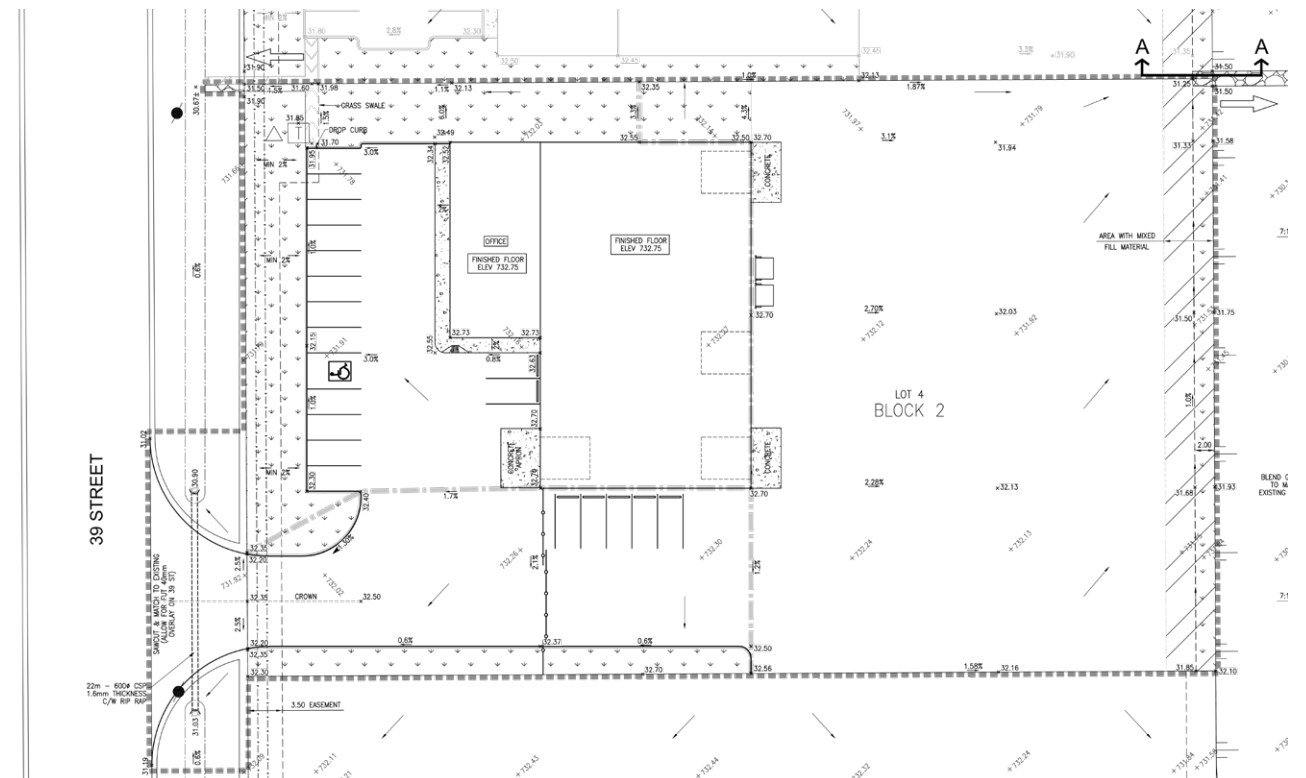
HEATING
Radiant

AVAILABILITY
12-16 months form lease execution

OPERATING COST
TBD - self managed

LEASE RATE
Market

PROPOSED 10,000 SF BUILDING ON 1.46 ACRES





QUEEN ELIZABETH II HIGHWAY



LOT 11
LOT 10
LOT 9
LOT 8

LOT 12
LOT 13
LOT 14
LOT 15

LOT 19
LOT 18
LOT 17
LOT 16

LOT 4
LOT 4

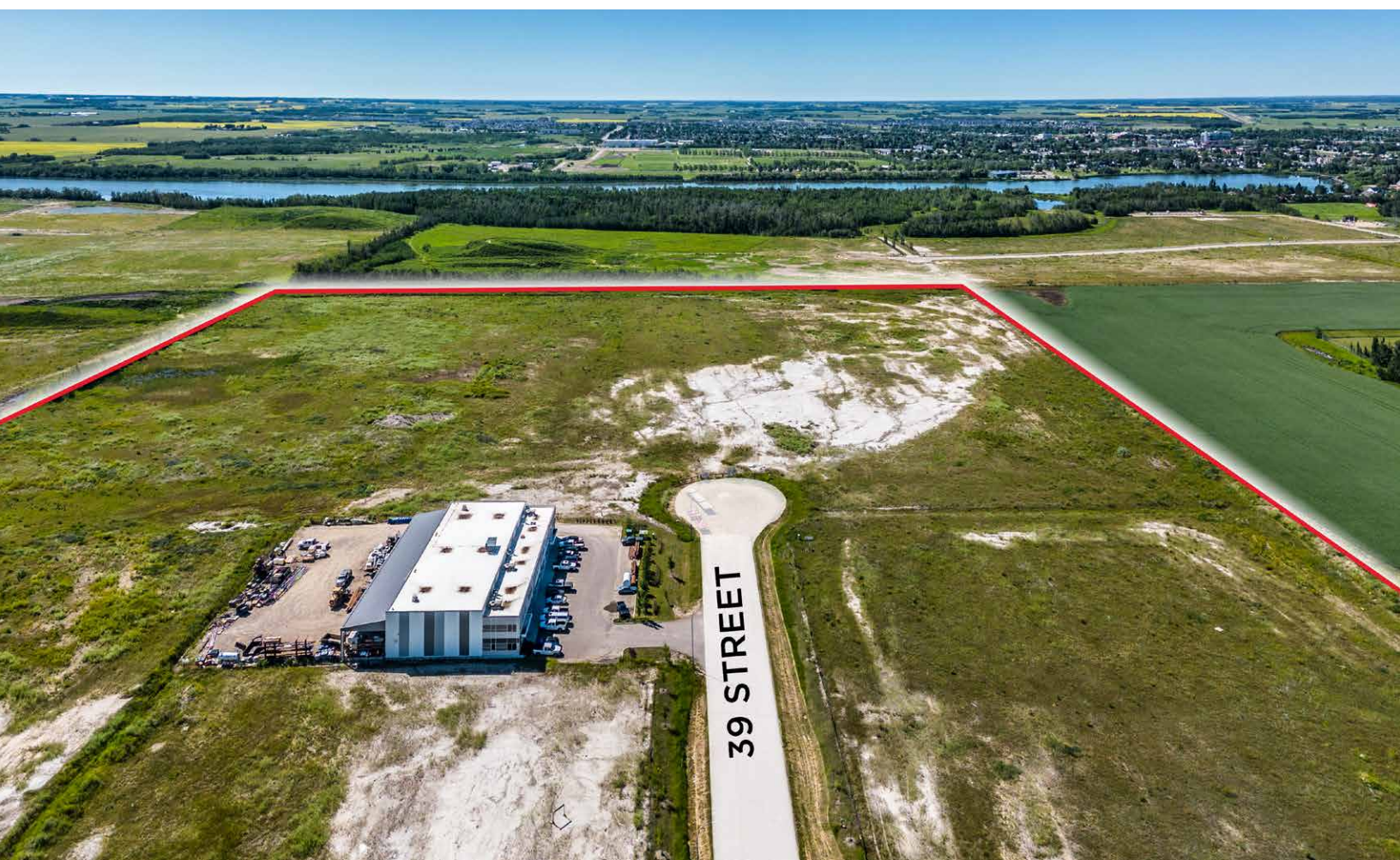
LOT 10
LOT 9

65 AVENUE

65A AVENUE

39 STREET





**CUSHMAN &
WAKEFIELD**
Edmonton

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