

FOR SALE

Industrial Land or Build to Suit

75 Avenue & 36 Street, Leduc, AB



1.24 to 5.27 Acres Available Immediately

Property Highlights

- Multiple parcels available: 1.24 Acres to 2.66 Acres or 2.50 Acres to 5.27 Acres
- Build to suit options
- Ready for immediate development
- · Lot stripped and rough graded
- Great access to High Load Corridor, Highway 2 (QEII) and the Edmonton International Airport
- All off-site levies pre-paid

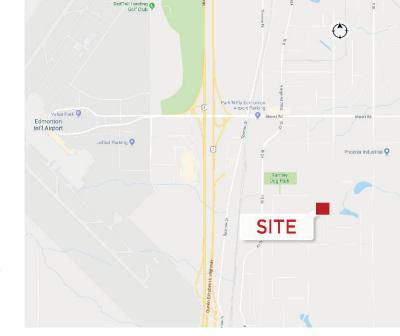
Property Details

Legal Description: Plan 1323038, Block 7, Lots 15, 16, 18, 19

Zoning: IM - Medium Industrial

Lot Area: 1.24 acres, 1.42 acres, 2.5 acres, 2.77 acres

Utilities: Serviced
Sale Price: Market
Lease Rate: Market



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