



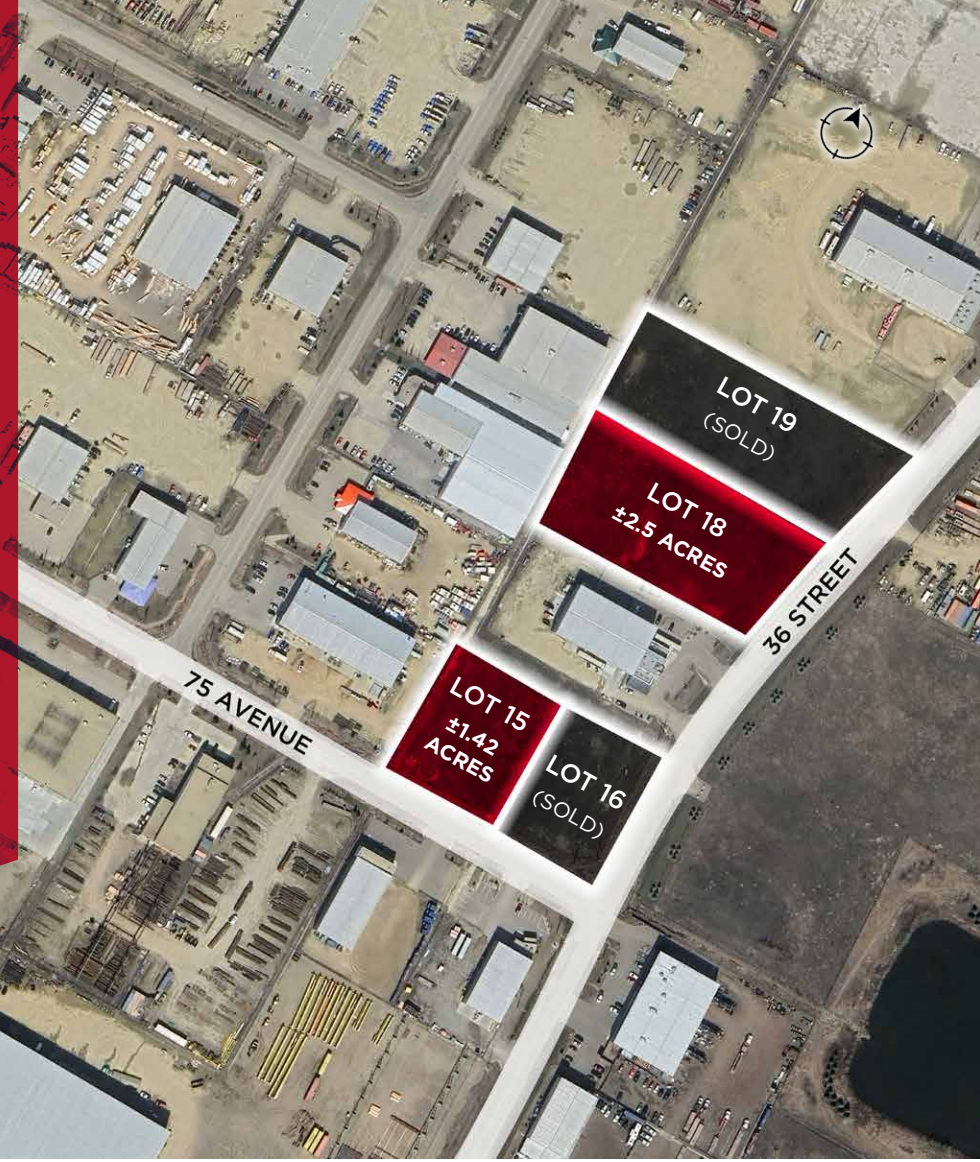
**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR SALE

**INDUSTRIAL  
LAND OR  
BUILD TO SUIT**

**LOT 15**

3604-75 Avenue,  
Leduc, AB



## 1.42 ACRES AVAILABLE IMMEDIATELY

### PROPERTY HIGHLIGHTS

- 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

**Doug Greschuk**

Partner

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Associate Partner

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### PROPERTY DETAILS

Legal Description:	Plan 1323038, Block 7, Lot 15
Zoning:	IM - Medium Industrial
Taxes:	TBC
Lot Area:	1.42 acres
Utilities:	Serviced
Sale Price (Lot 15):	\$750,000
Lease Rate:	Market

**CUSHMAN & WAKEFIELD  
Edmonton**

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AERIAL

EDMONTON

14 minutes to Edmonton



EDMONTON INTERNATIONAL AIRPORT



10 minutes to Edmonton International Airport

OUTLOOK PARK



65 AVENUE

CALGARY



LEDUC

QUEEN ELIZABETH HIGHWAY 2

9TH STREET

NISKU SPINE ROAD

HIGHWAY 625

AIRPORT ROAD

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