

FOR SALE/LEASE/BUILT-TO-SUIT OPPORTUNITY

# TELFORD INDUSTRIAL

65 Avenue and 39 Street,  
Leduc, AB

STARTING AT \$485,000 PER ACRE



**Jeff Drouin Deslauriers, SIOR\***  
Associate Partner  
587 338 5333  
jeff.deslauriers@cwedm.com

**Chris Van Den Biggelaar**  
Associate Partner  
780 200 0353  
chris.biggelaar@cwedm.com

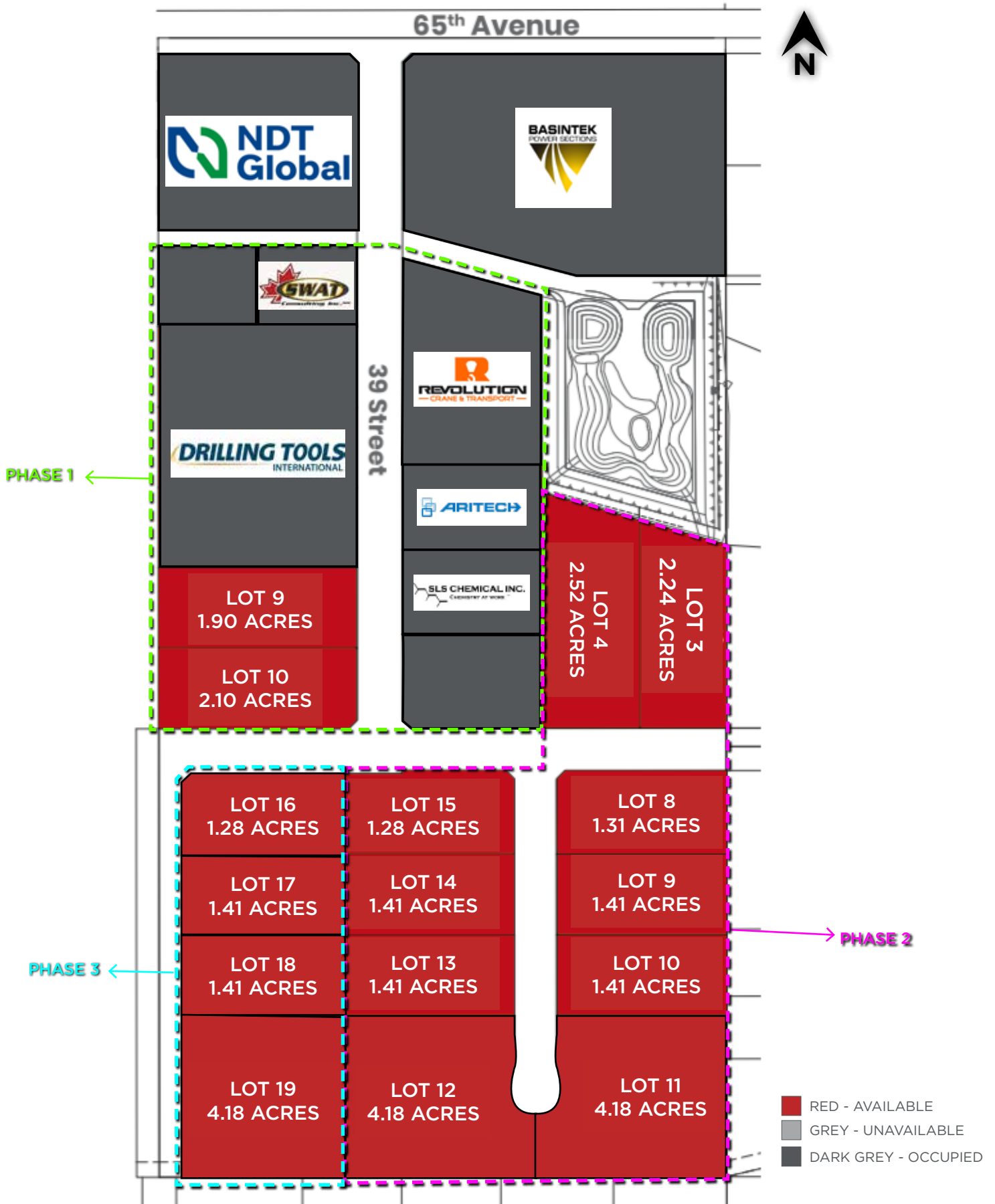
**Doug Greschuk**  
Partner  
780 722 4344  
doug.greschuk@cwedm.com

**Shelley Horb**  
Team Coordinator, Licensed  
780 702 9474  
shelley.horb@cwedm.com

# 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, Revolution Crane, NDT Global Inc., SLS Chemical, Aritech, Rockbusters Oilfield Downhole Tools & Drilling tools

# LOT PRICING

## PHASE 1 | AVAILABILITY: IMMEDIATELY

LOT #	ACRES	SALE PRICE	PRICE PER ACRE
Lot 9	1.90 Acres	\$921,500	\$485,000 per Acre
Lot 10	2.10 Acres	\$1,018,500	\$485,000 per Acre

## PHASE 2 | AVAILABILITY:

LOT #	ACRES	PRICE PER ACRE
Lot 3	2.24 Acres	Contact Agent
Lot 4	2.52 Acres	Contact Agent
Lot 8	1.31 Acres	Contact Agent
Lot 9	1.41 Acres	Contact Agent
Lot 10	1.41 Acres	Contact Agent
Lot 11	4.18 Acres	Contact Agent
Lot 12	4.18 Acres	Contact Agent
Lot 13	1.41 Acres	Contact Agent
Lot 14	1.41 Acres	Contact Agent
Lot 15	1.28 Acres	Contact Agent

## PHASE 3 | AVAILABILITY:

LOT #	ACRES	PRICE PER ACRE
Lot 16	1.28 Acres	Contact Agent
Lot 17	1.41 Acres	Contact Agent
Lot 18	1.41 Acres	Contact Agent
Lot 19	4.18 Acres	Contact Agent



# 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

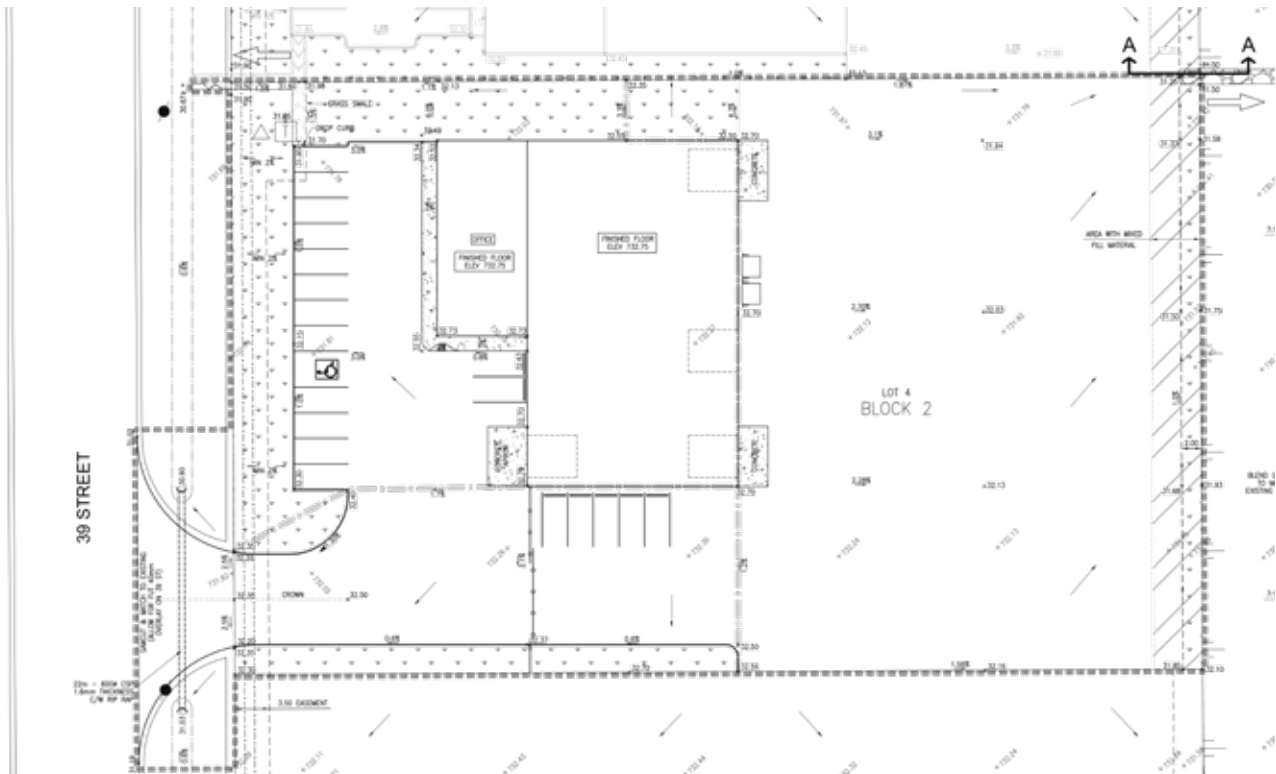
**HEATING**  
Radiant

**AVAILABILITY**  
12-16 months form lease execution

**OPERATING COST**  
TBD - self managed

**LEASE RATE**  
Market

**PROPOSED 10,000 SF BUILDING ON 1.46 ACRES**





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

DRILLING TOOLS  
INTERNATIONAL

AS  
Coatings Ltd.

REVOLUTION  
CRANE & TRANSPORT

BASINTEK  
POWER SECTIONS

65 AVENUE

QUEEN ELIZABETH II HIGHWAY

NDT  
Global

65A AVENUE

39 STREET

WATSON  
CONTRACTING LTD.



# AERIAL

FUTURE INTERCHANGE UNDER CONSTRUCTION



**CUSHMAN & WAKEFIELD**  
Edmonton

**Jeff Drouin Deslauriers, SIOR®**  
Associate Partner  
587 338 5333  
jeff.deslauriers@cwedm.com

**Chris Van Den Biggelaar**  
Associate Partner  
780 200 0353  
chris.biggelaar@cwedm.com

**Doug Greschuk**  
Partner  
780 722 4344  
doug.greschuk@cwedm.com

**Shelley Horb**  
Team Coordinator, Licensed  
780 702 9474  
shelley.horb@cwedm.com