

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

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

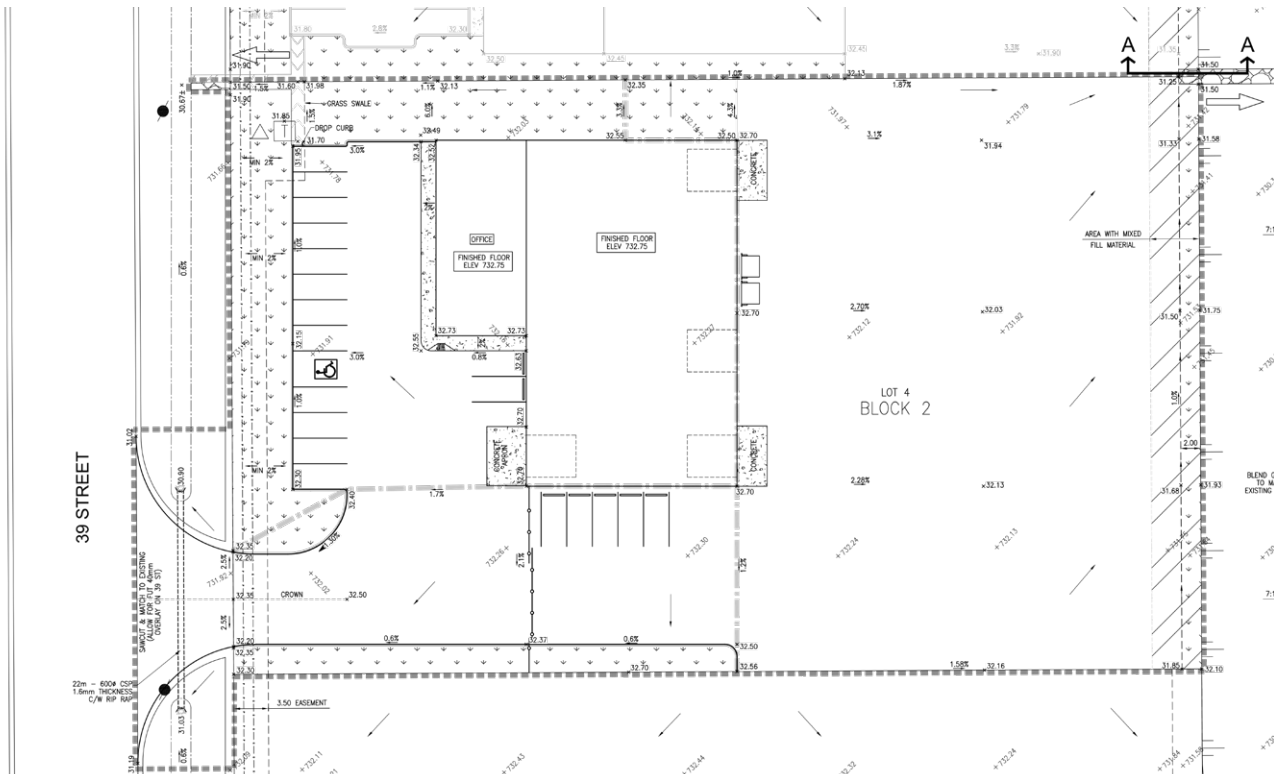
HEATING
Radiant

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



65 AVENUE

QUEEN ELIZABETH II HIGHWAY

NDT
Global

65A AVENUE

39 STREET

WHITSELL
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