



CUSHMAN & WAKEFIELD
Edmonton

FOR SALE

**INDUSTRIAL
LAND OR
BUILD TO SUIT**

7504 - 36 Street,
Leduc, AB



2.5 ACRES BACK ON THE MARKET - AVAILABLE IMMEDIATELY

PROPERTY HIGHLIGHTS

- Build to suit option
- 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, Lot 18
Zoning:	IM - Medium Industrial
Taxes:	TBC
Lot Area:	2.5 Acres
Utilities:	Serviced
Sale Price:	\$1,200,000

LOT 19
2.77 ACRES
(SOLD)

LOT 18
2.5 ACRES
\$1,200,000

LOT 15
1.42 ACRES
(SOLD)

LOT 16
1.24 ACRES
(SOLD)

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AERIAL

EDMONTON



14 minutes to Edmonton

MISKU SPINE ROAD

HIGHWAY 19

HIGHWAY 625

EDMONTON INTERNATIONAL AIRPORT



QUEEN ELIZABETH HIGHWAY 2

9TH STREET

AIRPORT ROAD

10 minutes to Edmonton International Airport

OUTLOOK PARK

SITE

65 AVENUE

CALGARY



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