

FOR SALE/LEASE/BUILT-TO-SUIT OPPORTUNITY

TELFORD INDUSTRIAL

65 Avenue and 39 Street,
Leduc, AB

\$485,000 PER ACRE



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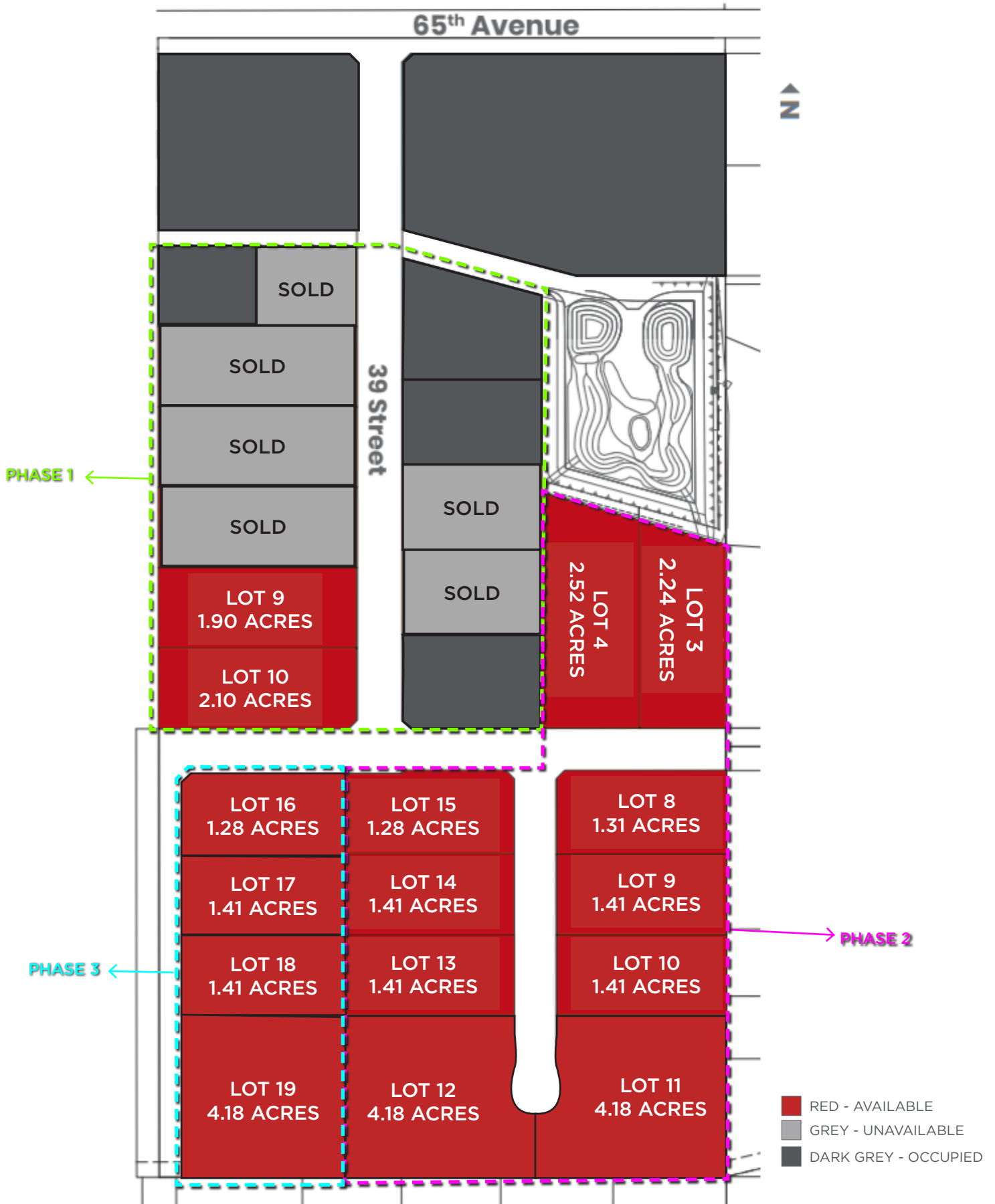
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SITE PLAN

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, Layher Scaffolding, NDT Global Inc., Rockbusters Oilfield Downhole Tools, Drilling tools

LOT PRICING

PHASE 1 | AVAILABILITY: IMMEDIATELY

LOT #	ACRES	PRICE PER ACRE
Lot 9	1.90 Acres	\$485,000 per Acre
Lot 10	2.10 Acres	\$485,000 per Acre

PHASE 2 | AVAILABILITY: EXPECTED FALL 2024

LOT #	ACRES	PRICE PER ACRE
Lot 3	2.24 Acres	\$485,000 per Acre
Lot 4	2.52 Acres	\$485,000 per Acre
Lot 8	1.31 Acres	\$485,000 per Acre
Lot 9	1.41 Acres	\$485,000 per Acre
Lot 10	1.41 Acres	\$485,000 per Acre
Lot 11	4.18 Acres	\$485,000 per Acre
Lot 12	4.18 Acres	\$485,000 per Acre
Lot 13	1.41 Acres	\$485,000 per Acre
Lot 14	1.41 Acres	\$485,000 per Acre
Lot 15	1.28 Acres	\$485,000 per Acre

PHASE 3 | AVAILABILITY:

LOT #	ACRES	PRICE PER ACRE
Lot 16	1.28 Acres	\$485,000 per Acre
Lot 17	1.41 Acres	\$485,000 per Acre
Lot 18	1.41 Acres	\$485,000 per Acre
Lot 19	4.18 Acres	\$485,000 per Acre

AERIAL

FUTURE INTERCHANGE UNDER CONSTRUCTION



AIRPORT ROAD

NISKU/LEDUC SPINE ROAD

42 STREET

43 STREET

QUEEN ELIZABETH II HIGHWAY

NB OFF RAMP

SB OFF RAMP

SB ON RAMP

NB OFF RAMP

AIRPORT PERIMETER ROAD

21 STREET

35 AVENUE

65 AVENUE

65 AVENUE

45 STREET

**TELFORD
INDUSTRIAL**



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

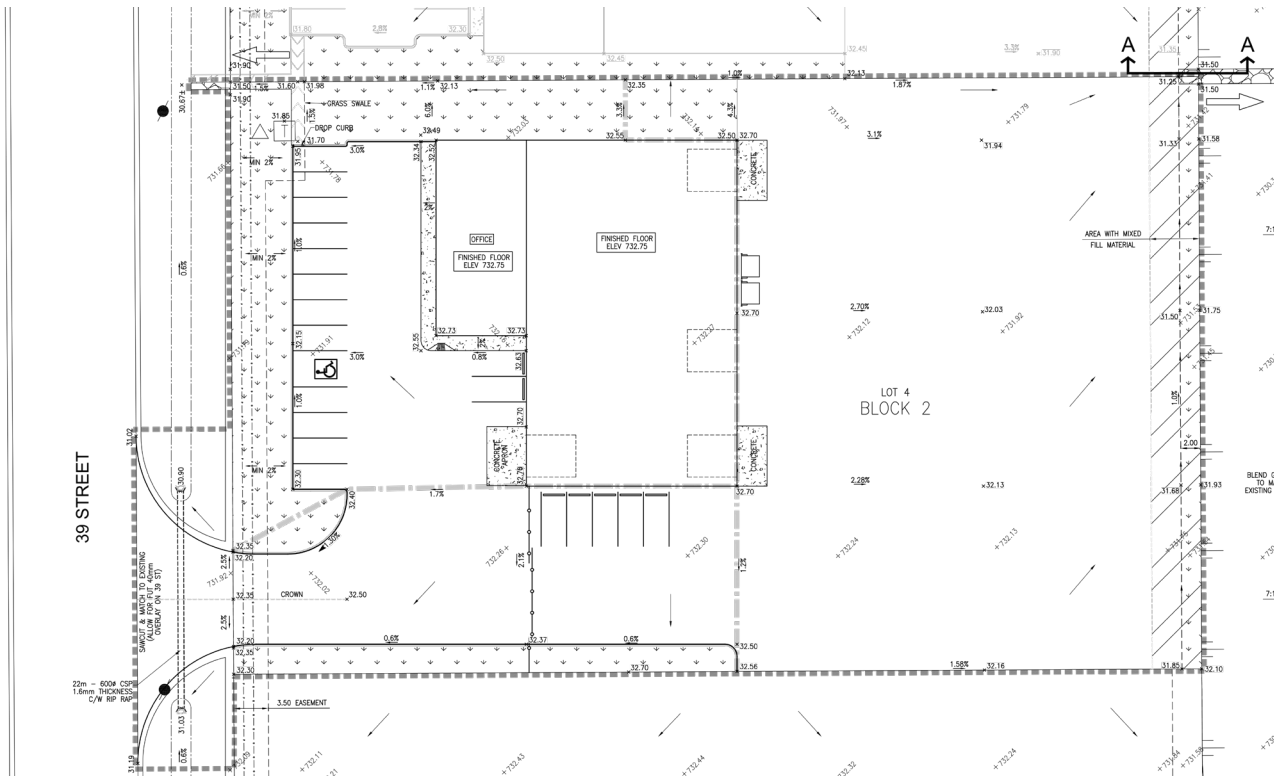
HEATING
Radiant

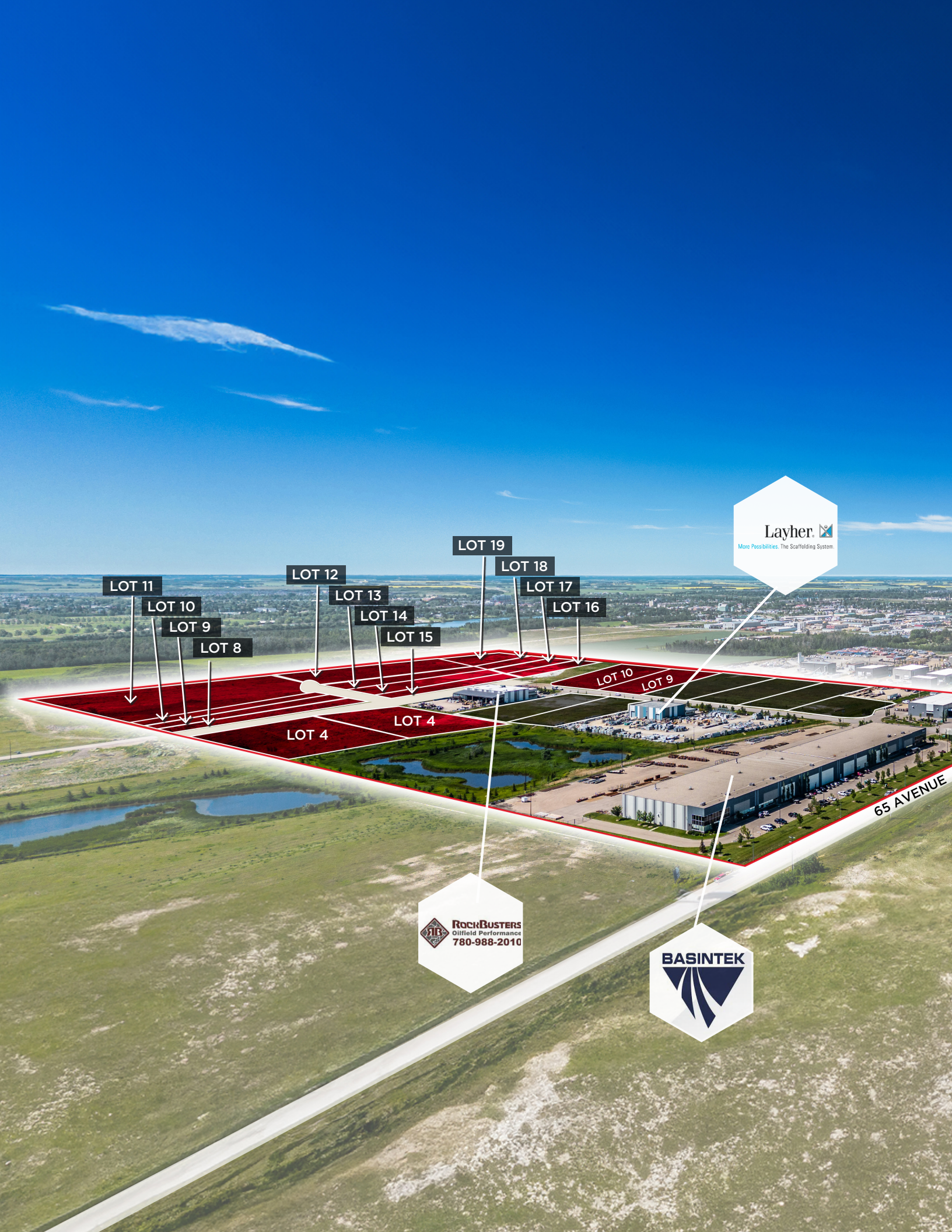
AVAILABILITY
12-16 months form lease execution

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 4

LOT 4

LOT 19

LOT 18

LOT 17

LOT 16

LOT 10

LOT 9



65 AVENUE



QUEEN ELIZABETH II HIGHWAY



65A AVENUE

39 STREET





**CUSHMAN &
WAKEFIELD**
Edmonton

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