

FOR SALE/LEASE/BUILT-TO-SUIT OPPORTUNITY

# TELFORD INDUSTRIAL

65 Avenue and 39 Street,  
Leduc, AB

**\$485,000 PER ACRE**



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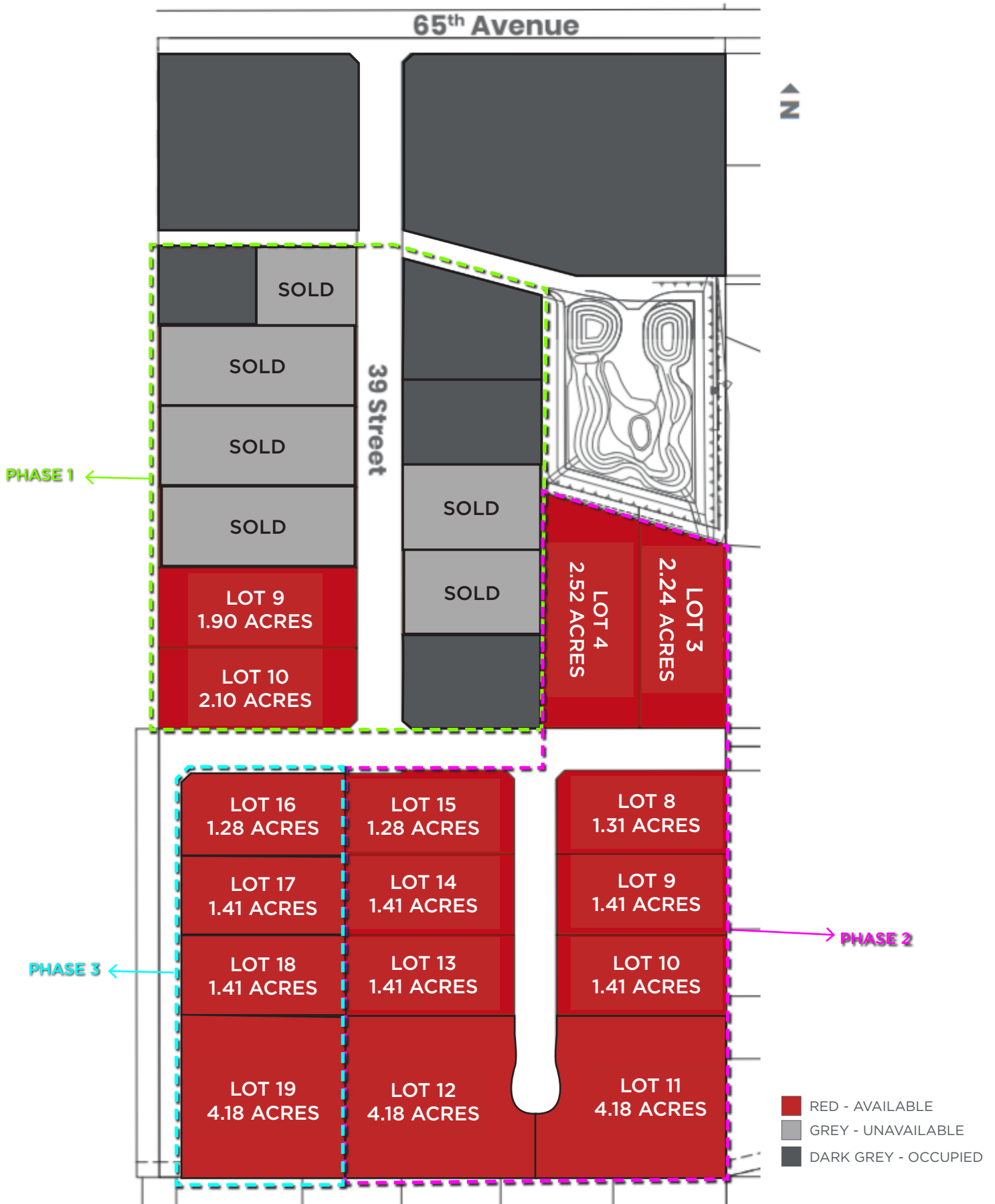
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# SITE PLAN

## 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

50 STREET

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

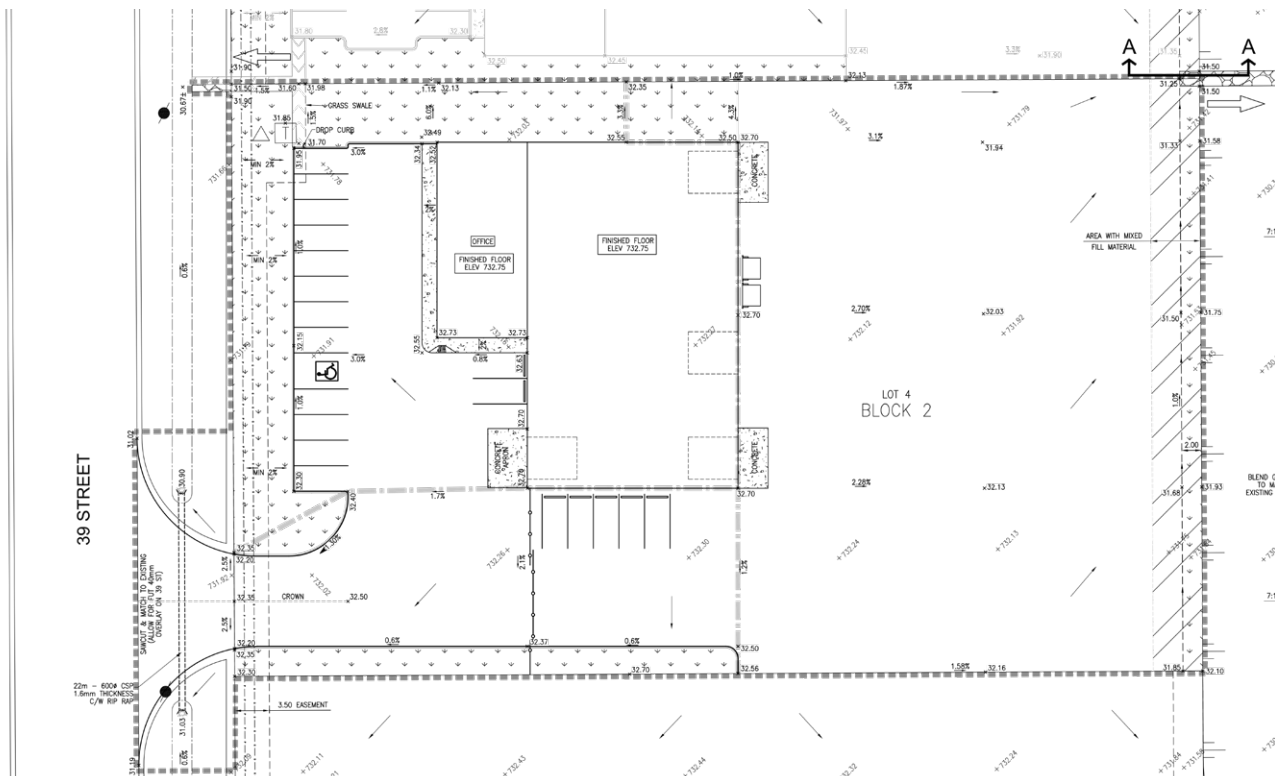
**HEATING**  
Radiant

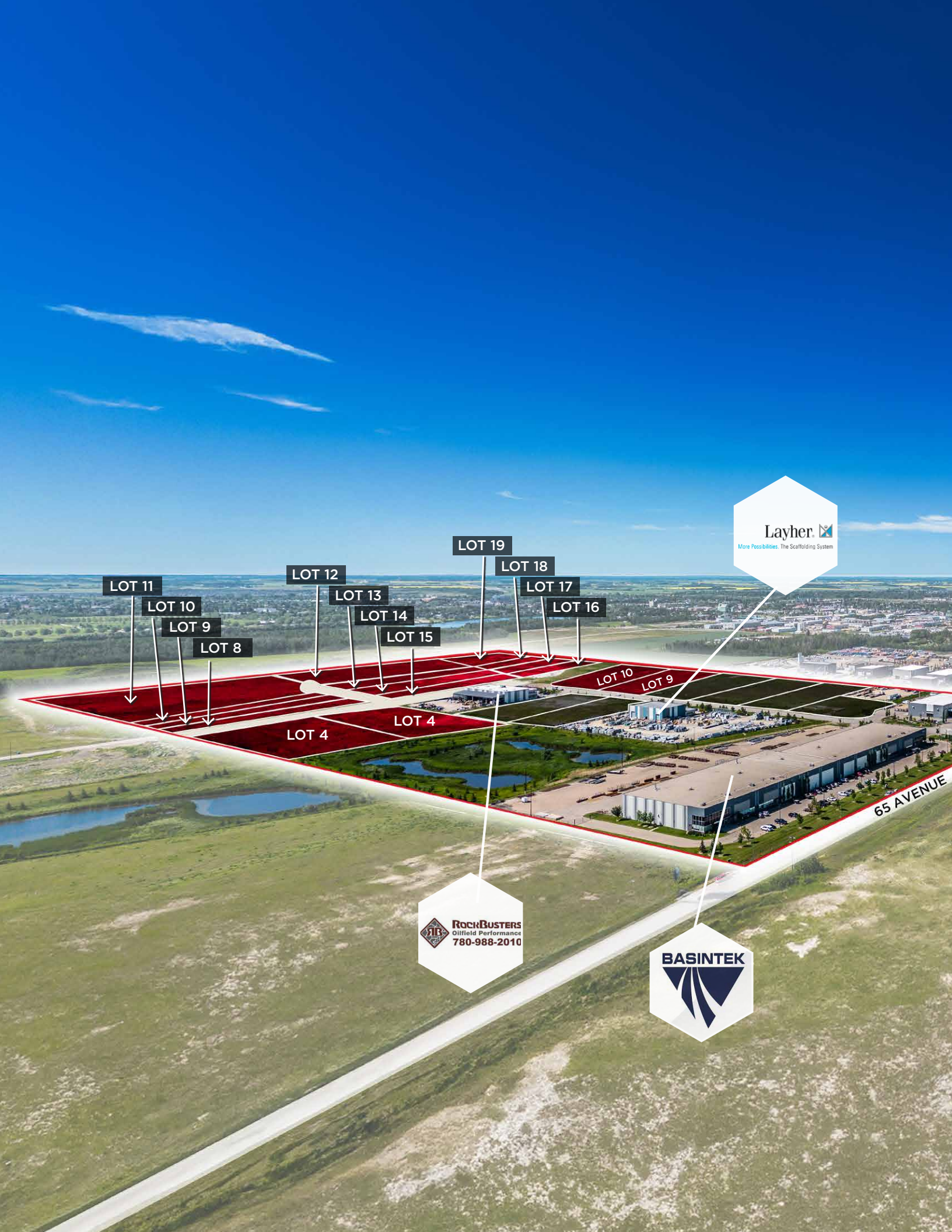
**AVAILABILITY**  
12-16 months form lease execution

**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 19

LOT 18

LOT 17

LOT 16

LOT 10

LOT 9

LOT 4

LOT 4

**Layher.**   
 More Possibilities. The Scaffolding System

 **RockBusters**  
 Oilfield Performance  
 780-988-2010

**BASINTEK**  


65 AVENUE



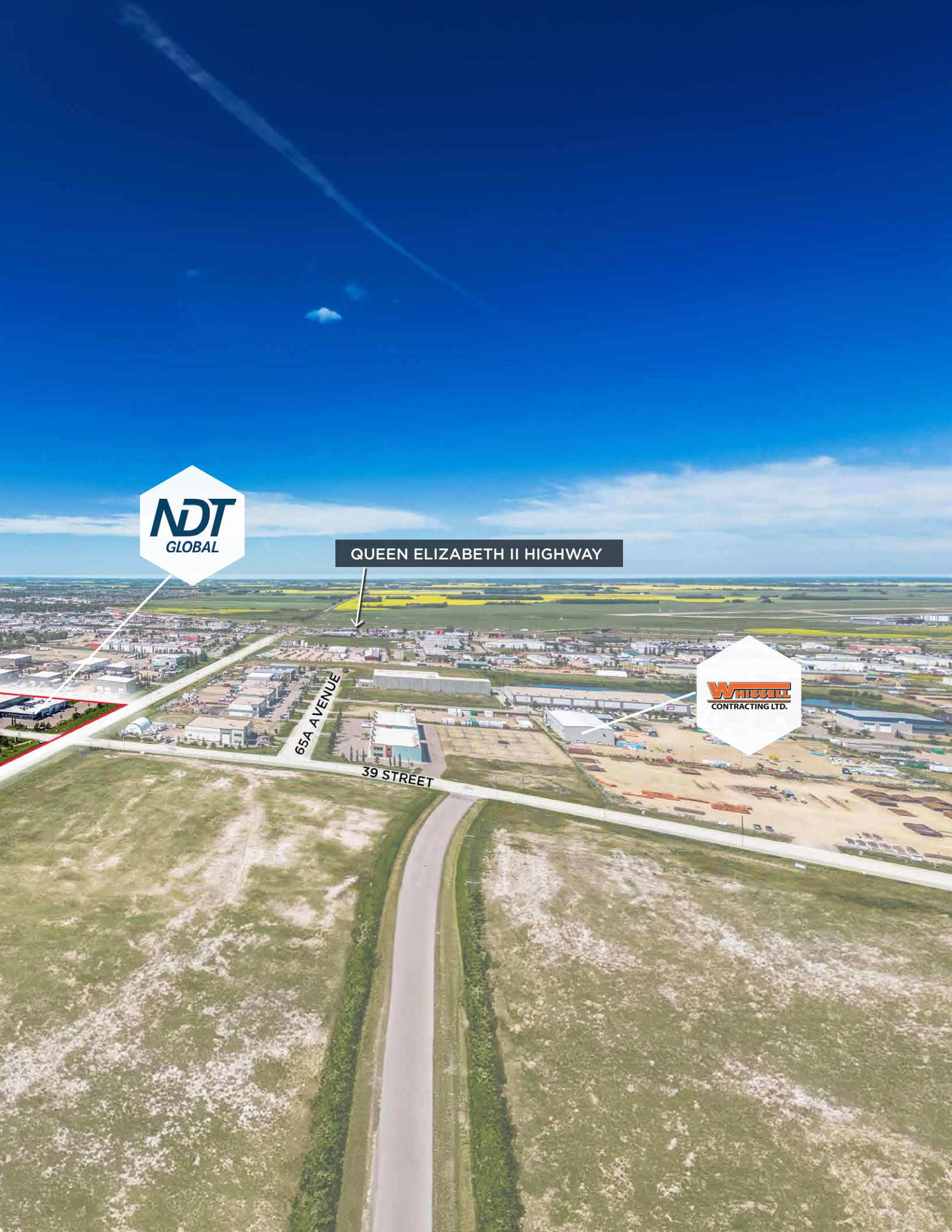


QUEEN ELIZABETH II HIGHWAY

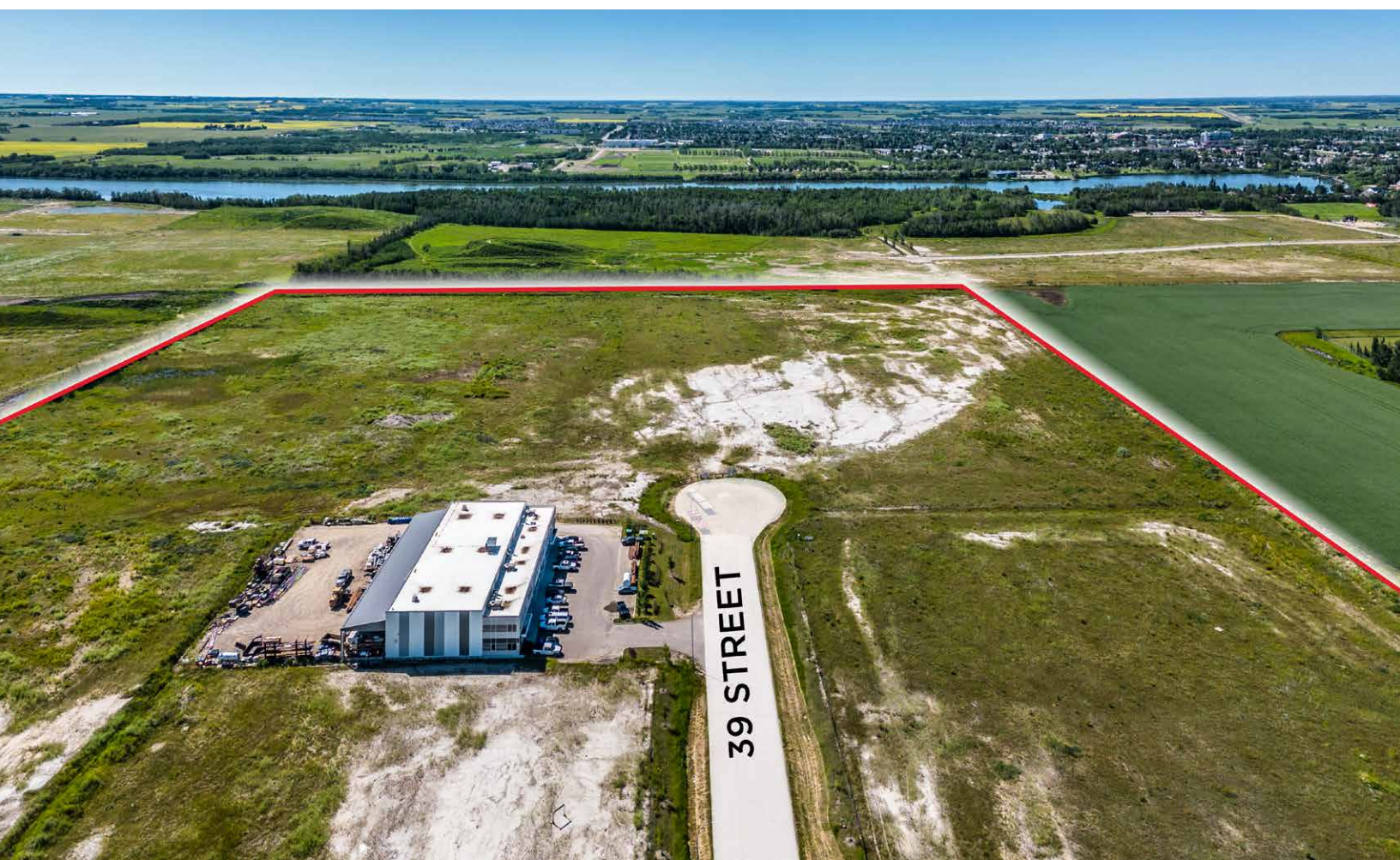


65A AVENUE

39 STREET







**CUSHMAN &  
WAKEFIELD**  
Edmonton

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