



For Lease, Sale Or
Build-to-Suit

TELFORD INDUSTRIAL

65 Avenue and 39 Street
Leduc, AB

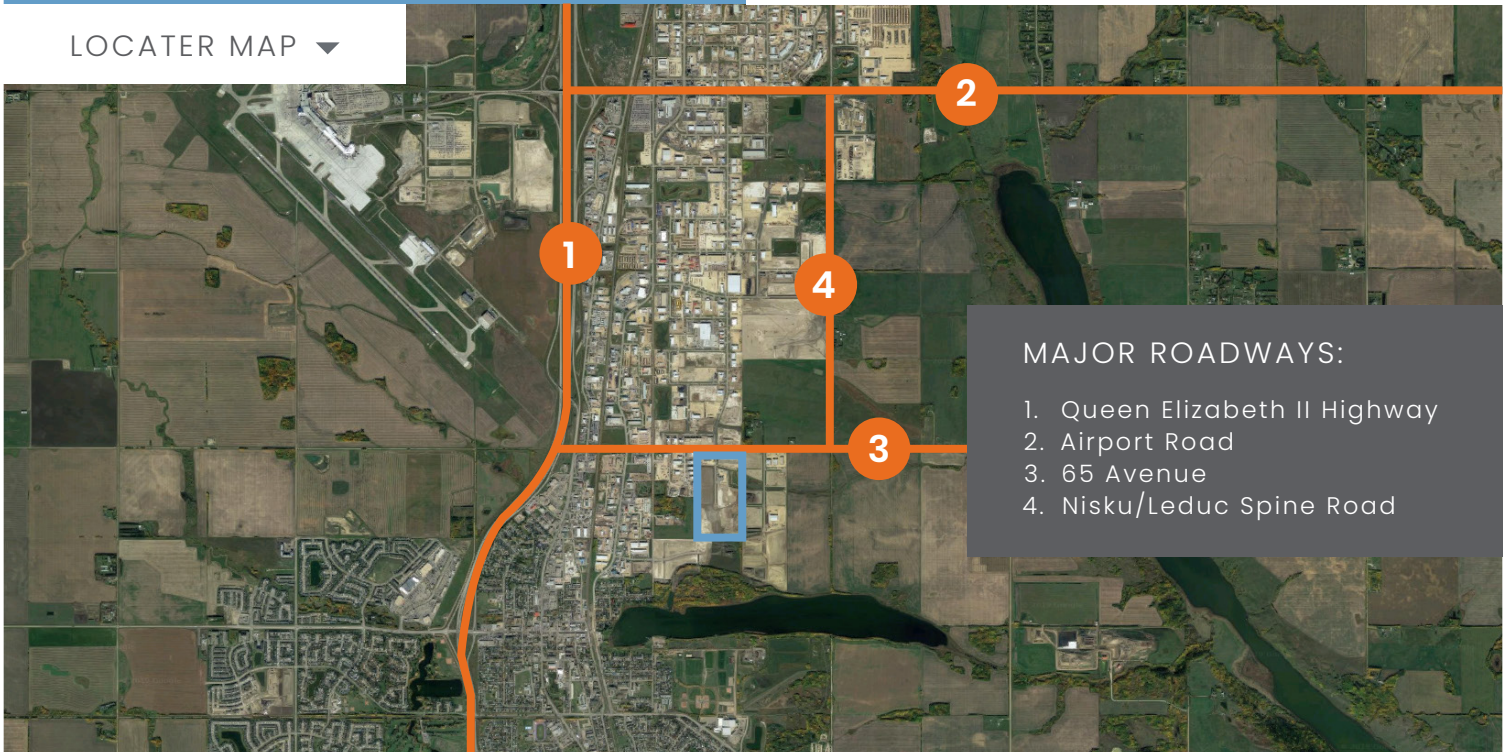
*Industrial park located
in Leduc, Alberta*



PROPERTY HIGHLIGHTS:

Land Available:	1 - 41 acres
Total Acres:	80
Major Transportation Routes:	<ul style="list-style-type: none">• Queen Elizabeth II Highway• 65 Avenue
Zoning:	IL - Light Industrial
2019 Property Taxes:	\$2.00 - \$3.21/sf

LOCATER MAP ▼



MAJOR ROADWAYS:

1. Queen Elizabeth II Highway
2. Airport Road
3. 65 Avenue
4. Nisku/Leduc Spine Road

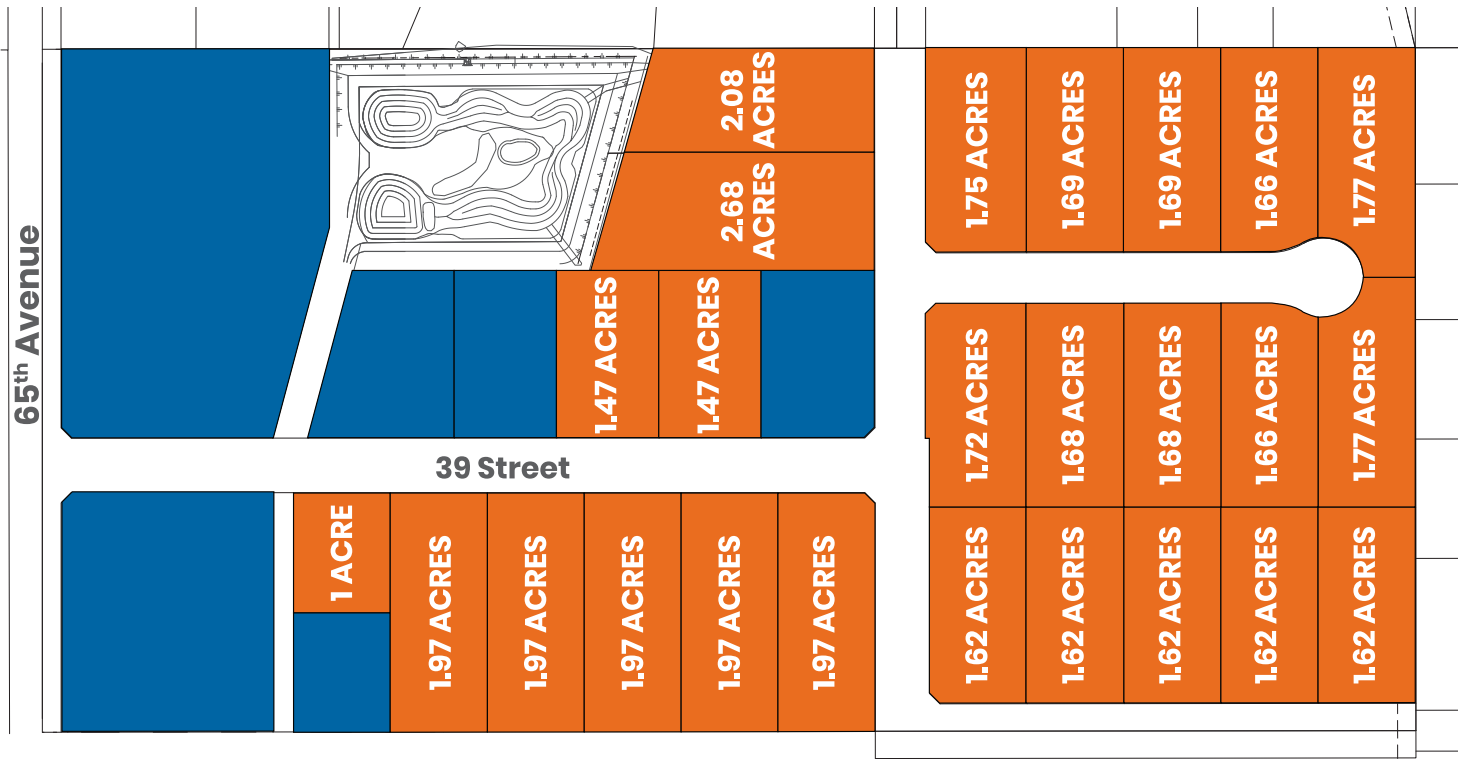
MELCOR

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■ AVAILABLE
 ■ OCCUPIED
 ■ PENDING

▲ SITEPLAN

TELFORD INDUSTRIAL

65 Avenue and 39 Street
Leduc, Alberta

MAJOR BUSINESSES:



More Possibilities. The Scaffolding System.

SITE HIGHLIGHTS:

Lot Size	1 - 40 acres available
Building Size	8,000 - 600,000 sf
Land	<ul style="list-style-type: none"> • Serviced or Unserviced • For Sale • Build-to-Suit

Please contact us to discuss site customization options.



Master-planned and developed by Melcor



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