

**FOR SALE**

# LEDUC BUSINESS PARK

AIRPORT RD (10<sup>TH</sup> AVE) & 43<sup>RD</sup> ST | LEDUC, AB



**CBRE**

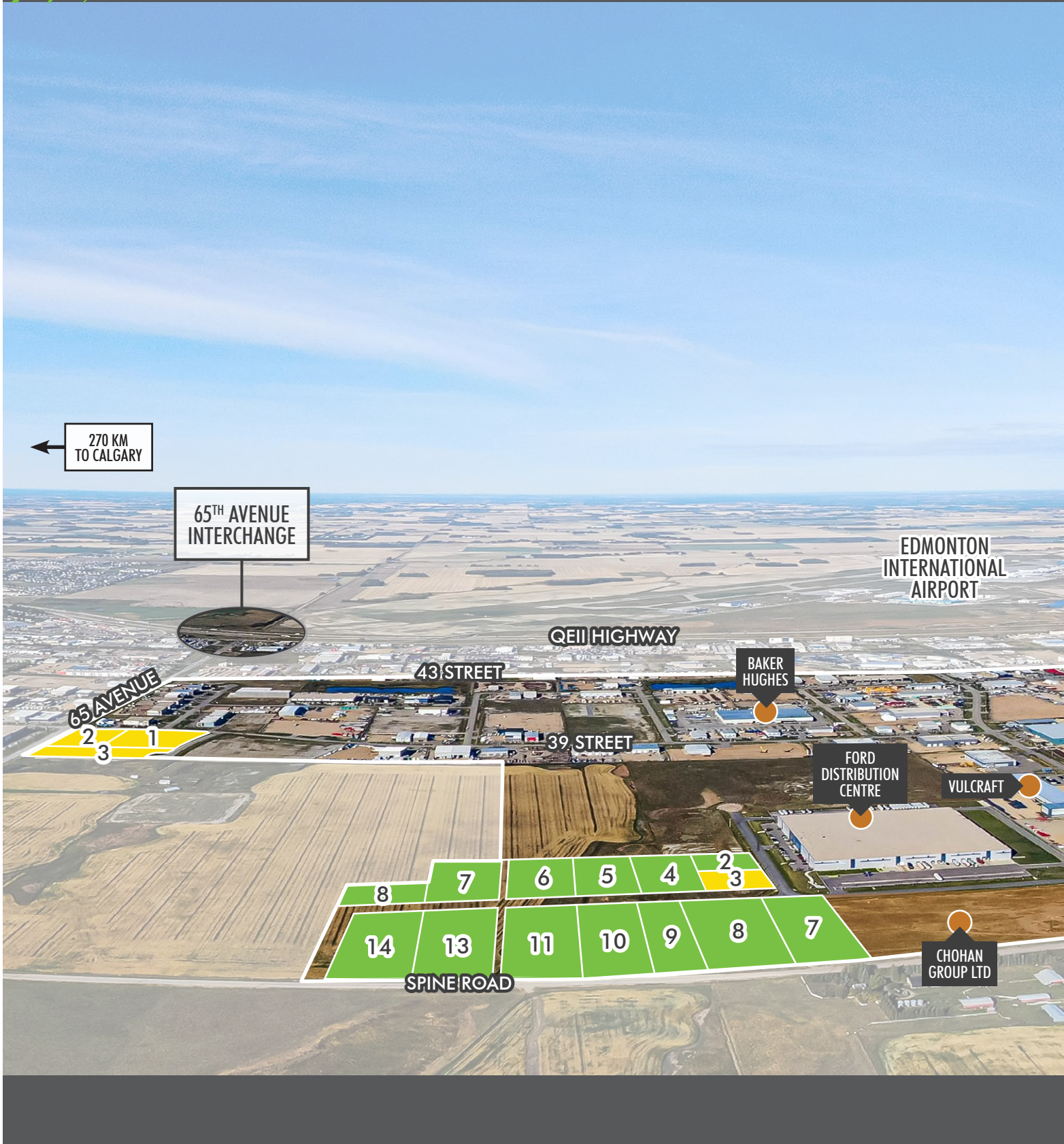
[www.cbre.ca/edmonton](http://www.cbre.ca/edmonton)

**1.00 TO 9.52 ACRES AVAILABLE**

**65TH AVENUE INTERCHANGE NOW OPEN**

# LEDUC BUSINESS PARK

AIRPORT ROAD (10<sup>TH</sup> AVENUE) & 43<sup>RD</sup> STREET  
LEDUC, ALBERTA



270 KM  
TO CALGARY

65<sup>TH</sup> AVENUE  
INTERCHANGE

EDMONTON  
INTERNATIONAL  
AIRPORT

QEII HIGHWAY

43 STREET

BAKER  
HUGHES

65 AVENUE

39 STREET

FORD  
DISTRIBUTION  
CENTRE

VULCRAFT



SPINE ROAD

CHOHAN  
GROUP LTD

FOR SALE

CLICK FOR AERIAL FLYOVER

40 KM TO EDMONTON →



# LEDUC BUSINESS PARK

AIRPORT ROAD (10<sup>TH</sup> AVENUE) & 43<sup>RD</sup> STREET  
LEDUC, ALBERTA



## LEGEND

- Available
- Pending

FOR SALE

## FEATURES / SPECIFICS

Address	Airport Road (10 <sup>th</sup> Avenue) & 43 <sup>rd</sup> Street
Zoning	IM - Medium Industrial
Servicing	Fully serviced or in process of being fully serviced
Connectivity	Telus Fibre

## RECENTLY RELEASED LOTS

Phase 8	Lot#	Acres	Price / Acre
Block 19	24	2.45	\$575,000

Phase 5B	Lot#	Acres	Price / Acre
Block 17	1,2,3	9.16	\$640,000

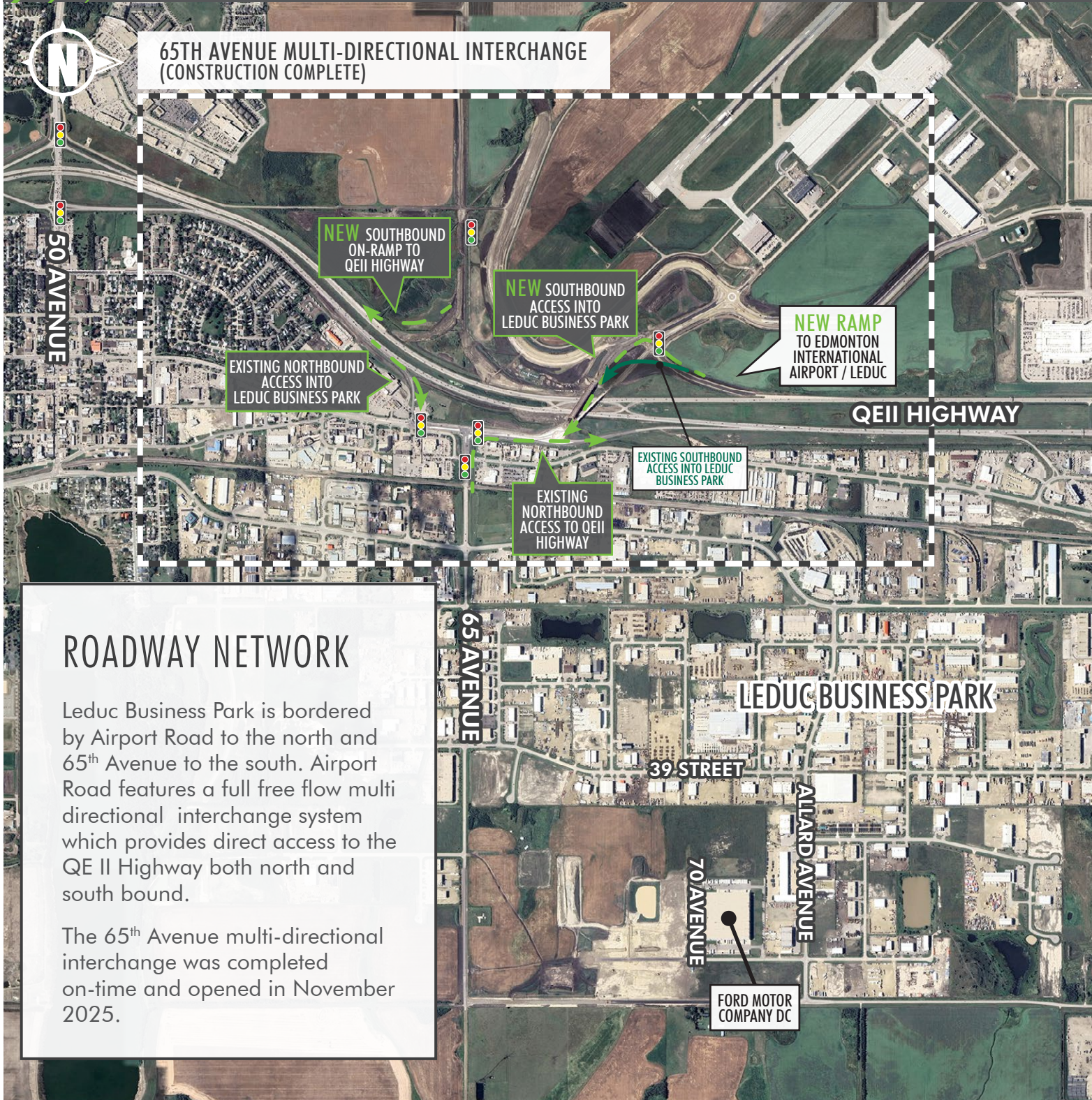
Phase 9	Lot#	Acres	Price / Acre
Block 18	12	2.03	\$595,000

## PHASE 11 LOTS

Phase 11	Lot#	Acres	Price / Acre
Block 22	2	1.00	\$620,000
Block 22	3	1.00	\$625,000
Block 22	4	1.87	\$600,000
Block 22	5	1.87	\$600,000
Block 22	6	1.87	\$600,000
Block 22	7	1.94	\$600,000
Block 22	8	1.00	\$620,000
Block 21	7	1.91	\$595,000
Block 21	8	1.91	\$595,000
Block 21	9	1.91	\$595,000
Block 21	10	1.91	\$595,000
Block 21	11	1.91	\$595,000
Block 21	13	2.14	\$590,000
Block 21	14	2.14	\$590,000

# LEDUC BUSINESS PARK

AIRPORT ROAD (10<sup>TH</sup> AVENUE) & 43<sup>RD</sup> STREET  
LEDUC, ALBERTA



65TH AVENUE MULTI-DIRECTIONAL INTERCHANGE  
(CONSTRUCTION COMPLETE)

NEW SOUTHBOUND  
ON-RAMP TO  
QEII HIGHWAY

NEW SOUTHBOUND  
ACCESS INTO  
LEDUC BUSINESS PARK

NEW RAMP  
TO EDMONTON  
INTERNATIONAL  
AIRPORT / LEDUC

EXISTING NORTHBOUND  
ACCESS INTO  
LEDUC BUSINESS PARK

QEII HIGHWAY

EXISTING NORTHBOUND  
ACCESS TO QEII  
HIGHWAY

EXISTING SOUTHBOUND  
ACCESS INTO LEDUC  
BUSINESS PARK

## ROADWAY NETWORK

Leduc Business Park is bordered by Airport Road to the north and 65<sup>th</sup> Avenue to the south. Airport Road features a full free flow multi directional interchange system which provides direct access to the QE II Highway both north and south bound.

The 65<sup>th</sup> Avenue multi-directional interchange was completed on-time and opened in November 2025.

LEDUC BUSINESS PARK

39 STREET

ALIARD AVENUE

70 AVENUE

FORD MOTOR  
COMPANY DC



50 AVENUE

65 AVENUE

FOR SALE



## ABOUT LEDUC BUSINESS PARK

Located in the City of Leduc, the Leduc Business Park is approximately 1,300 acres in total. Of this land, 160 acres immediately north of 65th Avenue are being developed in stages and are fully serviced and ready to build on.

This development features some of the best roadway geometric designs and construction in the Leduc and Nisku industrial areas. The area offers easy access to the high-load corridor road network and rail transportation. Directly north from Leduc Business Park is the neighbouring Nisku Business Park.

The 65th Avenue multi directional interchange was completed and opened in November 2025. Paving of Nisku Spine Road from the City of Edmonton's southern limits down to 65th Avenue in Leduc is also now complete, further connecting Leduc Business Park to the City of Edmonton.



5 MINUTES FROM  
THE EDMONTON  
INTERNATIONAL AIRPORT



15 MINUTES SOUTH OF  
THE CITY OF EDMONTON



MINUTES AWAY FROM NISKU  
INDUSTRIAL / BUSINESS PARK



30 MINUTES TO  
DOWNTOWN EDMONTON

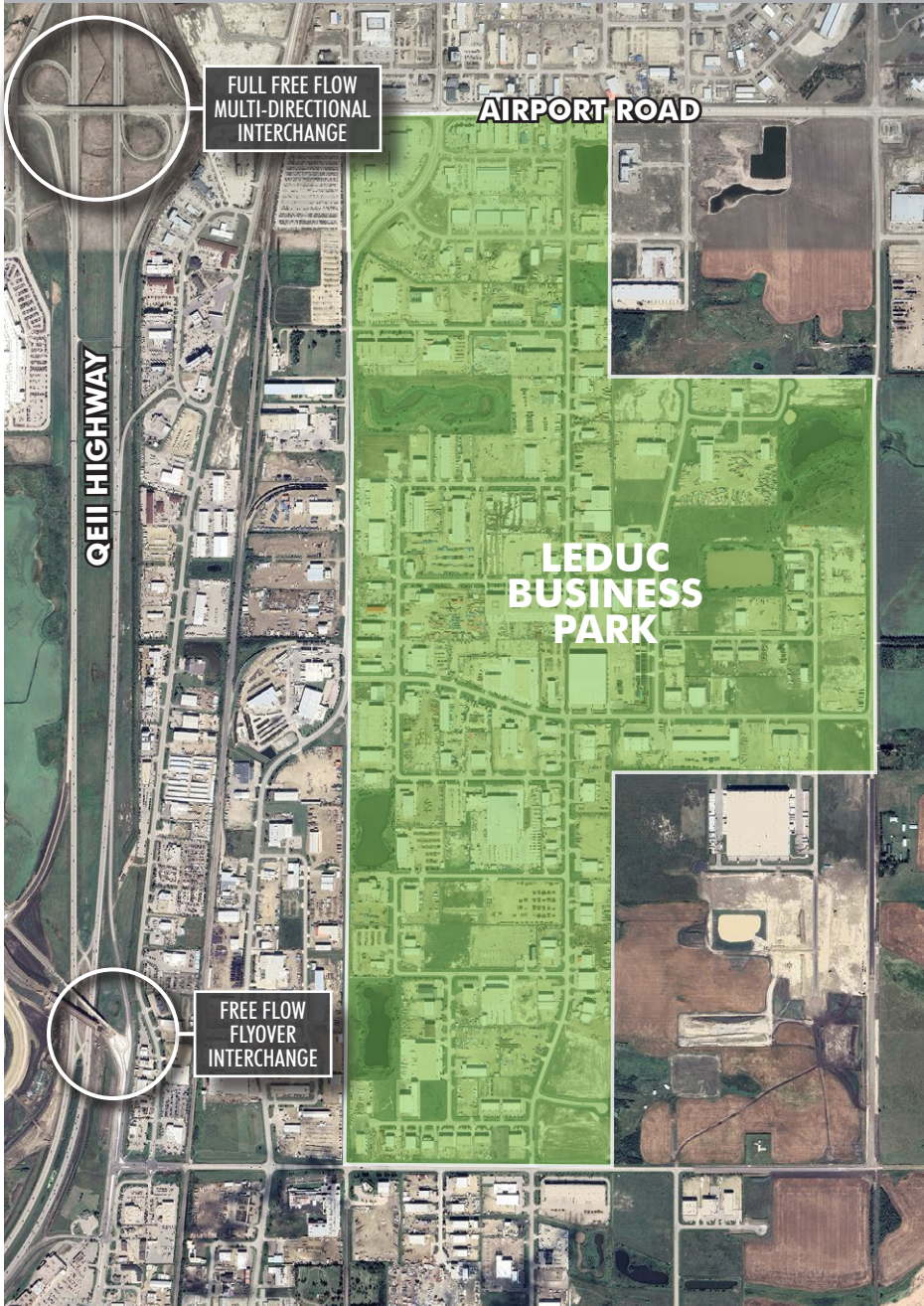


EASY ACCESS TO MAJOR RAIL  
& TRANSPORTATION HUBS

FOR SALE

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CONTACT US  
FOR DETAILS

**KEVIN HUGHES**

Senior Vice President  
+1 780 917 4634  
kevin.hughes@cbre.com

**GREGG MAIMANN**

Senior Vice President  
+1 780 917 4632  
gregg.maimann@cbre.com  
\*Lead Broker

**TREVOR SCHMIDT**

Vice President  
+1 780 917 4641  
trevor.schmidt@cbre.com

**JORDAN ADAMS**

Vice President  
+1 780 917 4645  
jordan.adams@cbre.com

**BRAYLON KLEMCHUK**

Vice President  
+1 780 229 4687  
braylon.klemchuk@cbre.com  
\*Lead Broker

**JAY OLMSTEAD**

Sales Representative  
+1 780 554 1191  
jay.olmstead@cbre.com

**JOHN ALLAN MCKAY**

Associate  
+1 780 915 5020  
johnallan.mckay@cbre.com

**LUCAS NEUMEYER**

Associate  
+1 780 850 2267  
lucas.neumeyer@cbre.com

\*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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