

FOR SALE

INDUSTRIAL LOTS IN LEDUC BUSINESS PARK

68 Avenue & 41 Street, Leduc, AB

HIGHLIGHTS

- Fully serviced industrial land
- Ready for immediate development
- Lots are stripped and graded
- Excellent geotechnical qualities
- Leduc Business Park has high development standards ensuring long term integrity
- Access to the High Load Corridor
- Easy access to the Edmonton International Airport
- Build to suit opportunities 10,000 - 1,000,000 sq ft
- Custom lot sizes available



CONTACT

BERT GAUDET

Director, Associate Broker
C 780.984.8302
bert@royalparkrealty.com

KELLY GIBBON

Director, Associate
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REALTY™

T 780.955.7171 **F** 780.955.7764
#25, 1002 7 Street, Nisku, AB T9E 7P2

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Overview | Phases 5, 7, 8, 9, 10 & 11 Leduc Business Park



5 MIN
from the Edmonton
International Airport



EASY ACCESS to QEII Highway



15 MIN

south of Edmonton



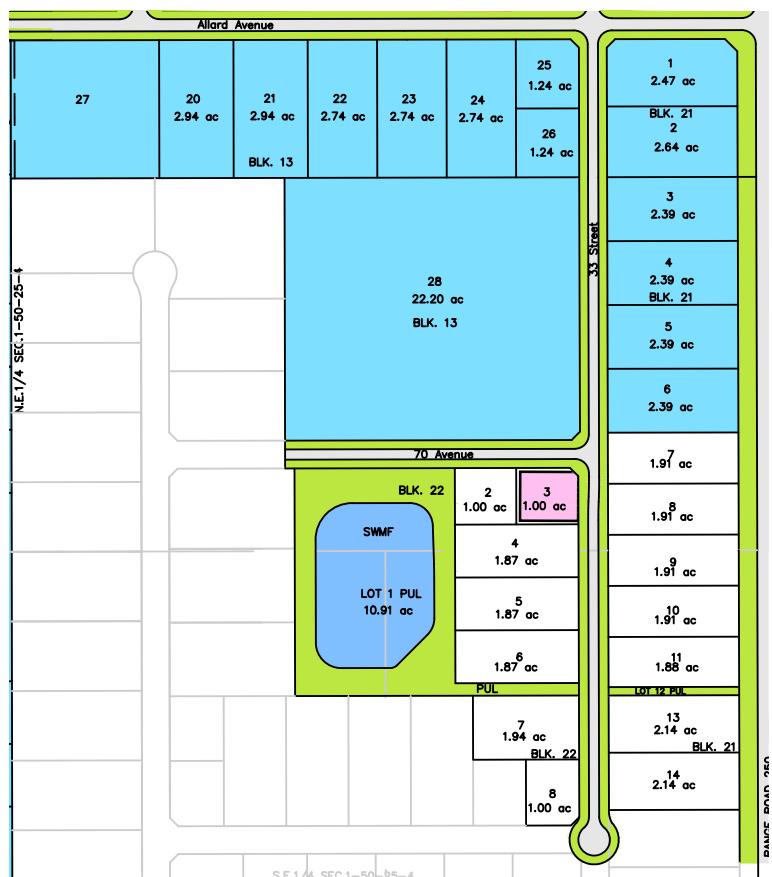
30 MIN to downtown Edmonton



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Overview | Introducing Phase 11, Leduc Business Park



LOT 2 BLOCK 22 (1.0 ACRE)	\$620,000/ACRE
LOT 3 BLOCK 22 (1.0 ACRE)	\$625,000/ACRE
LOT 4 BLOCK 22 (1.87 ACRES)	\$600,000/ACRE
LOT 5 BLOCK 22 (1.87 ACRES)	\$600,000/ACRE
LOT 6 BLOCK 22 (1.87 ACRES)	\$600,000/ACRE
LOT 7 BLOCK 22 (1.94 ACRES)	\$600,000/ACRE
LOT 8 BLOCK 22 (1.0 ACRE)	\$620,000/ACRE
LOT 7 BLOCK 21 (1.91 ACRES)	\$595,000/ACRE
LOT 8 BLOCK 21 (1.91 ACRES)	\$595,000/ACRE
LOT 9 BLOCK 21 (1.91 ACRES)	\$595,000/ACRE
LOT 10 BLOCK 21 (1.91 ACRES)	\$595,000/ACRE
LOT 11 BLOCK 21 (1.91 ACRES)	\$595,000/ACRE
LOT 13 BLOCK 21 (2.14 ACRES)	\$590,000/ACRE
LOT 14 BLOCK 21 (2.14 ACRES)	\$590,000/ACRE

 Sold Available Lot

 Pending

Conditions Lifted

Option to Purchase

Current/Proposed Farm Air Development

LEDUC BUSINESS PARK INFORMATIONAL VIDEO



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Overview | Phases 7, 8 & 9 Availability, Leduc Business Park



LOT 21 BLOCK 7 (3.63 ACRES)

\$550,000/ACRE

LOT 1 BLOCK 19 (5.19 ACRES)

\$525,000/ACRE

LOT 3 BLOCK 20 (2.52 ACRES)

\$575,000/ACRE

LOT 24 BLOCK 19 (2.45 ACRES)

\$575,000/ACRE

LOT 12 BLOCK 18 (2.03 ACRES)

\$595,000/ACRE



Sold



Pending



Conditions Lifted



Option to Purchase



Current/Proposed Farm Air Development



Available Lot

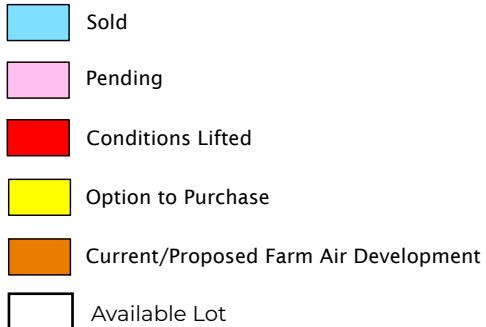
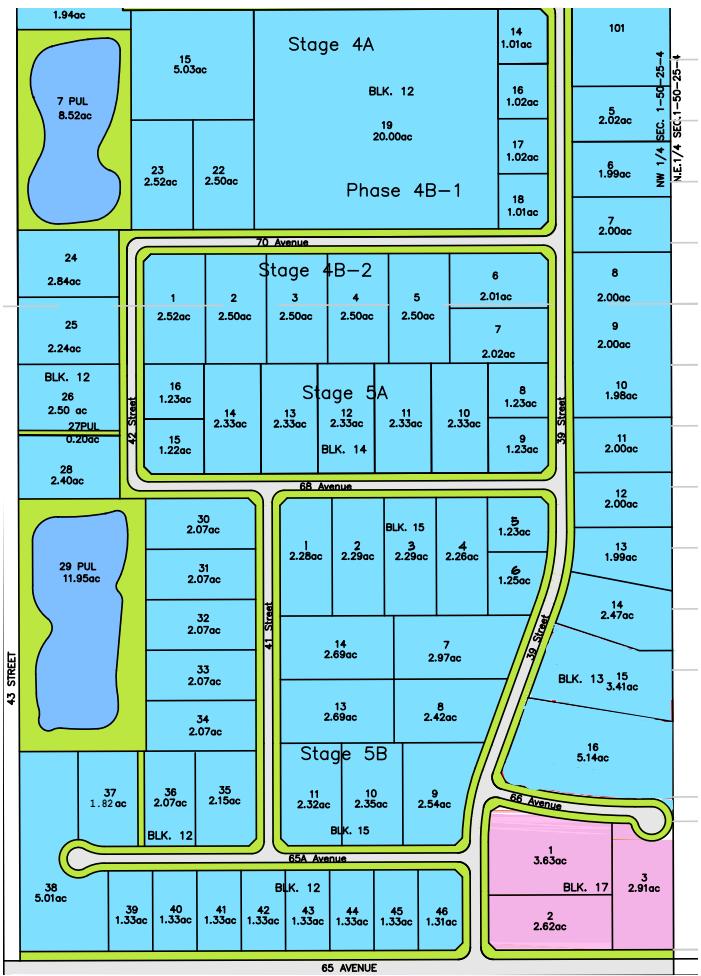


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Overview | Phase 5 Availability, Leduc Business Park



LOT 17 BLOCK 1 (3.63 ACRES)	\$640,000/ACRE
LOT 17 BLOCK 2 (2.62 ACRES)	\$640,000/ACRE
LOT 17 BLOCK 3 (2.91 ACRES)	\$640,000/ACRE

PROPERTY DETAILS

ZONING	M2 (Medium Industrial)
LOCATION	Leduc, Alberta
BUSINESS PARK	Leduc Business Park
SERVICES	Fully serviced - power, water, gas and sewer to the property line



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Overview | Leduc Business Park Location



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Overview | Additional Lots Available in Leduc



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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

BERT GAUDET Director, Associate Broker



In 2010 Bert, as an owner of Garstad and Whittingham Realty, joined forces with the Royal Park Realty team. He has 25 years of commercial real estate experience, with specific knowledge of the Nisku/Leduc market.

Bert enjoys providing personalized service to his clients and prides himself on building long-term relationships with them. He is passionate about putting together deals and consistently producing results.

KELLY GIBBON Director, Associate MBA



Kelly takes great pride in the service that he provides. His focus is on aligning his efforts with the goals and desires of his clients. This approach has been extraordinarily beneficial to the people and companies that he represents and has helped Kelly create many long term relationships as a trusted advisor.

Kelly's thorough attention to detail as well as his creative approach to problem solving has made him a huge asset to his real estate clientele.



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