

65 AVENUE AND 39 STREET, LEDUC, AB

Colliers

TELFORD INDUSTRIAL PORTFOLIO



Strategic Multi-Building Investment
Opportunity in Alberta's Growing Logistic Hub

THE OPPORTUNITY

The Telford Industrial Portfolio offers a rare opportunity to acquire three fully leased, single-tenant industrial buildings located in one of Alberta's fastest-growing logistics and industrial corridors.

Situated within the Telford Industrial Park in Leduc, the portfolio benefits from strong tenant momentum and long-term leasing in place with Abaco Drilling Technologies and NDT Global. The third building, currently leased to Layher Scaffolding, is expected to be re-tenanted upon lease expiry, with a new lease presently under consideration. This reflects continued demand within the park and reinforces its long-term stability and appeal to industrial users.



HIGHLIGHTS



Three fully leased, single-tenant industrial buildings in the established Telford Industrial Park, offering income stability with strong covenant from tenants such as Abaco Drilling Technologies and NDT Global



Access to a skilled and expanding labor pool in Leduc and the Greater Edmonton Area, supporting diverse industrial, manufacturing, and logistics operations.



Strategic location just minutes from Edmonton International Airport and major transportation routes, enhancing tenant retention and long-term leasing demand.

PROPERTY OVERVIEW

ABACO DRILLING TECHNOLOGIES



Address: 6303 39 Street, Leduc, AB

Year Built: 2014

Building Area: 88,699 SF

Site Area: 8.32 Acres



NDT GLOBAL



Address: 6302 39 Street, Leduc, AB

Year Built: 2016

Building Area: 44,328 SF

Site Area: 4.30 Acres



LAYHER SCAFFOLDING



Address: 6207 39 Street, Leduc, AB

Year Built: 2014

Building Area: 10,091 SF

Site Area: 3.20 Acres



POISED FOR GROWTH

Situated in the growing Telford Industrial Park in Leduc, this location offers outstanding connectivity and logistical advantages. Direct access to the Queen Elizabeth II Highway provides efficient north-south travel across Alberta, while the new interchange currently under construction will further improve access to the park and surrounding area.

Only five minutes from the Edmonton International Airport, the site enables seamless distribution to major U.S. and international markets. Its proximity to key routes such as Airport Road and the Nisku/Leduc Spine Road positions it as a hub for transportation, warehousing, and manufacturing activity.





OFFERING PROCESS

Melcor REIT GP Inc. (the “Vendor”) has retained Colliers Macaulay Nicolls Inc. (the “Advisor”) on an exclusive basis to offer for sale a portfolio of three single-tenant industrial properties located at **6303 39 Street, 6302 39 Street, and 6207 39 Street, Leduc, Alberta** (collectively, the “Property”).

The Vendor invites interested parties to submit offers to purchase the Property by way of a **Letter of Intent (“LOI”)** using the **Vendor’s standard form**, which will be provided by the Advisor. **Offers will be reviewed on a rolling basis as they are received; however, a formal bid deadline will be announced with a minimum of two (2) weeks’ notice.** The Vendor may elect to enter negotiations with a single purchaser or advance a short-list of purchasers to the next phase.

Short-listed purchasers will be asked to submit a formal offer using the Vendor’s standardized **Agreement of Purchase and Sale (“PSA”)**. The Vendor will select the purchaser offering the most attractive overall terms, as determined in the Vendor’s sole discretion, to finalize negotiations and execute a binding agreement.

Data room access will be provided upon execution of a Confidentiality Agreement (CA) and successful vetting of the prospective purchaser by the Advisor. Interested parties are encouraged to complete as much pre-offer due diligence as possible based on the materials provided.



Accelerating success.

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