



For Sale / Lease / BTS

Leduc 65

6510 45 Street | Leduc, AB

7.54 Acres Acres of land

- Build-to-suit industrial or flex building opportunity with up to 7.54 acres
- Active CP Rail spur extending into the site
- Commercial exposure to high traffic 65 Avenue
- Heavy Power available and direct access to YEG International Airport

For more information contact:

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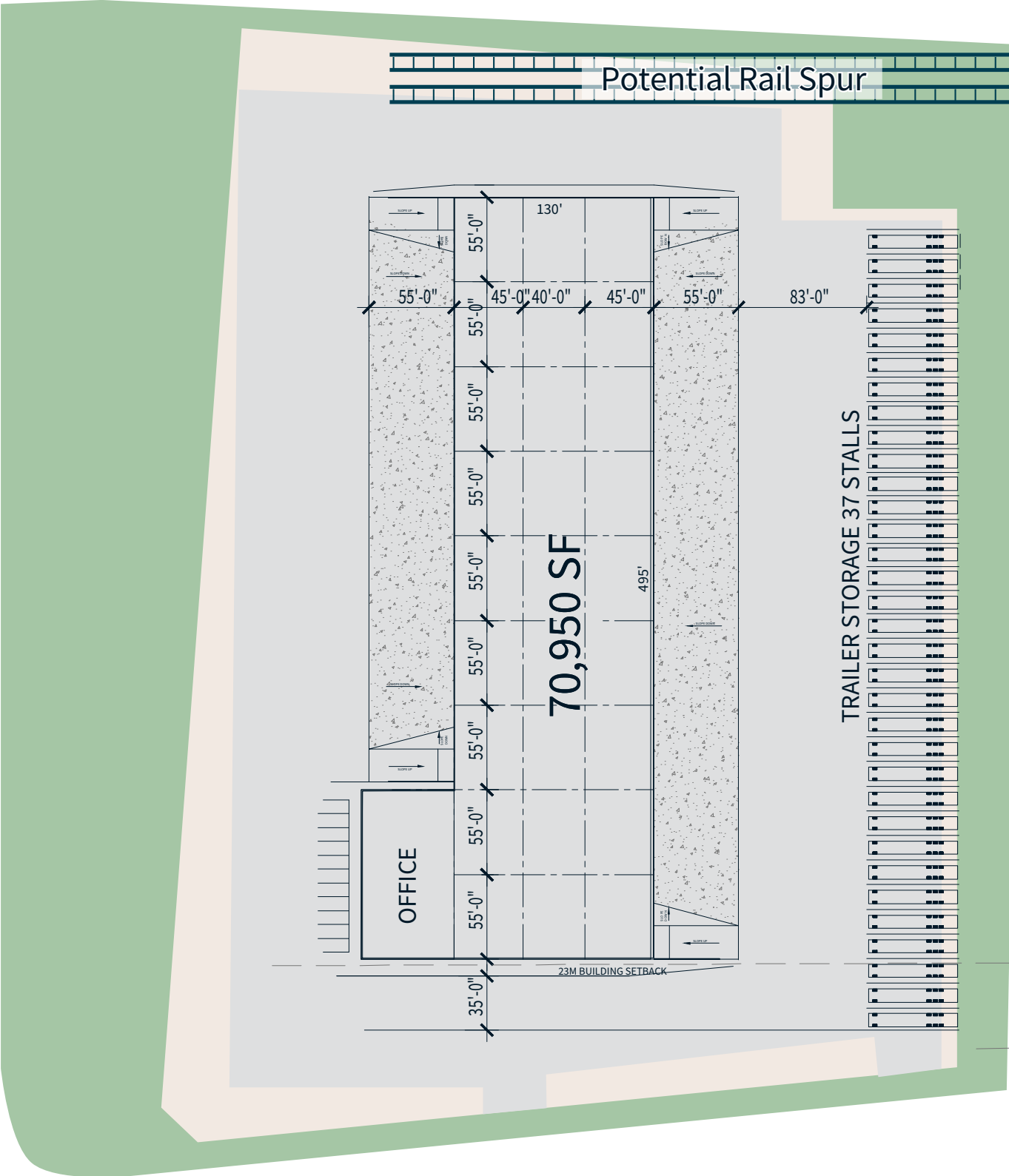
Property Details

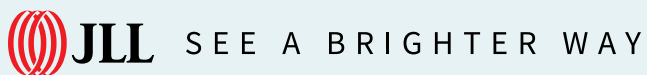
Municipal Address	6510 45 Street, Leduc
Legal Description	Plan 1821851, Block 1, Lot 16
Zoning	IL (Light Industrial)
Building Size	Up to 100,000 SF
Site Size	7.54 Acres
Property Tax (2025)	\$50,715
Lease Rate (PSF)	Market
Op. Costs (PSF)	TBD
Availability	Immediately



Potential

Building plan





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