



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
- Excellent access to QE2 via newly constructed Interchange

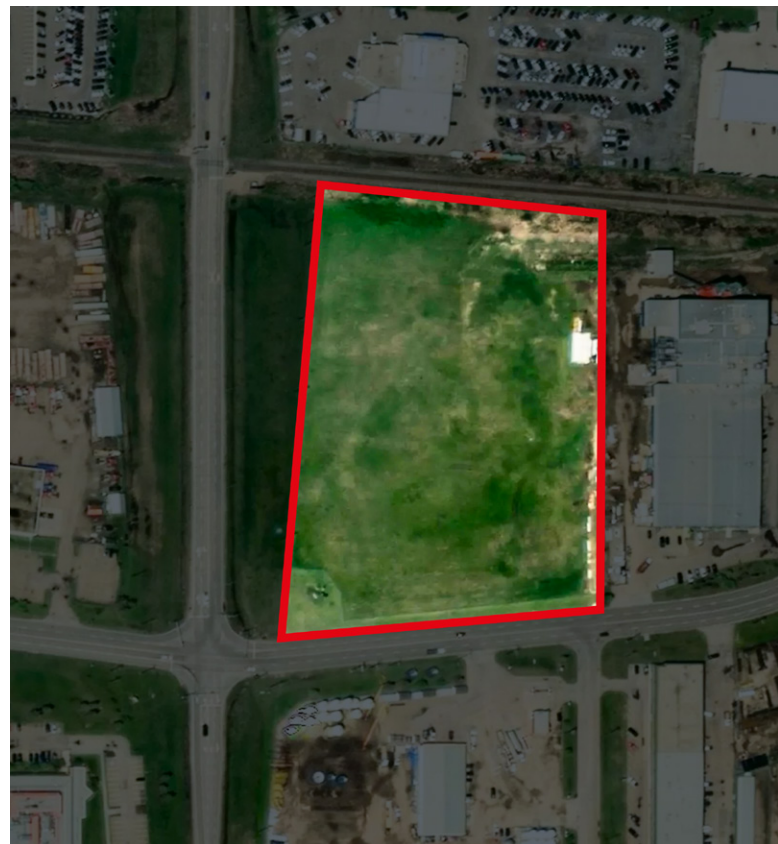
For more information contact:

Bronwyn Scrivens
Vice President, SIOR
780 807 4564
Bronwyn.Scrivens@jll.com



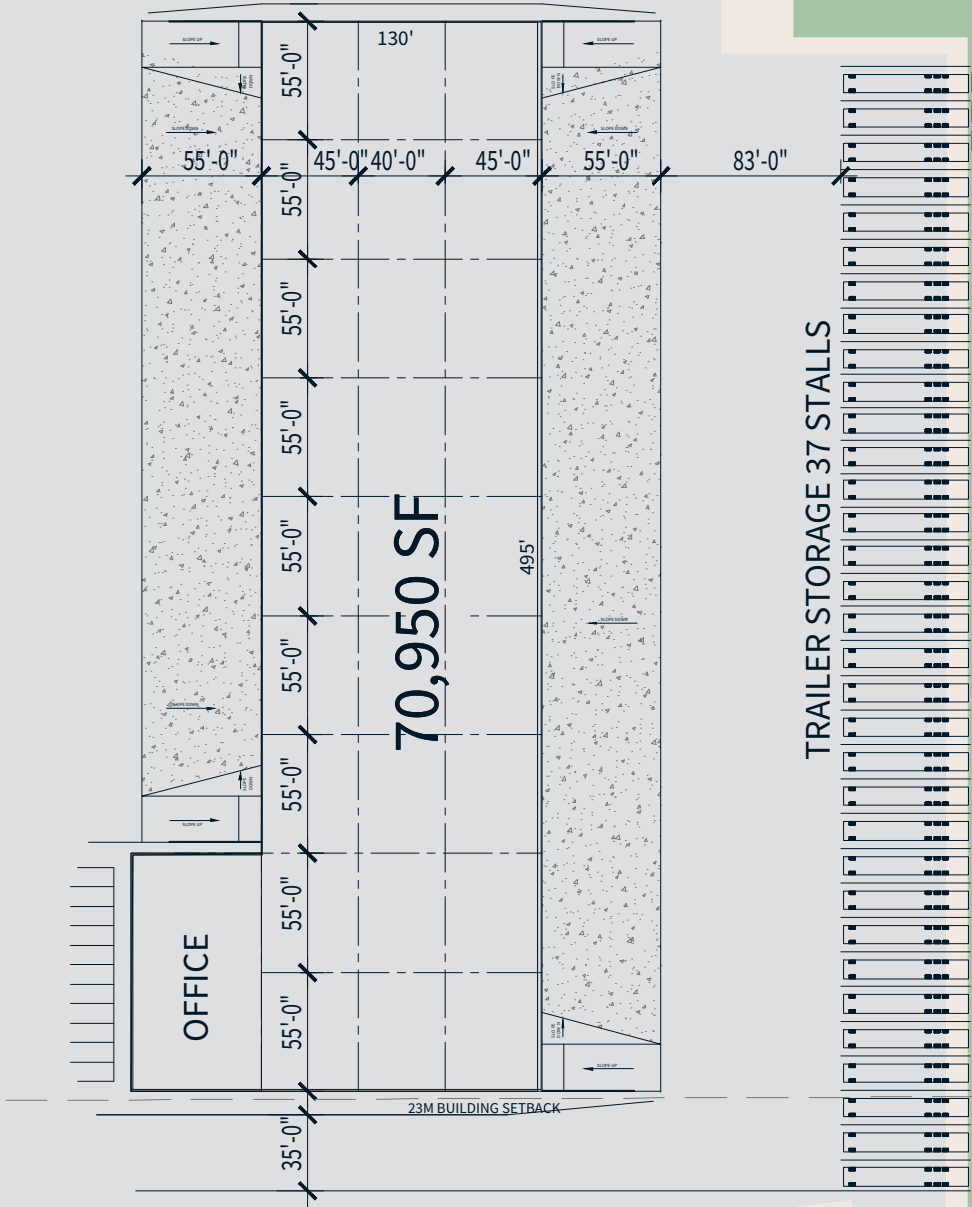
Property Details

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
Lease Rate (PSF)	Market
Op. Costs (PSF)	TBD
Availability	Immediately



Potential

Building plan

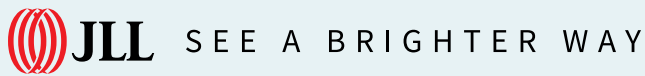


Queen Elisabeth II

45 Street

Subject Property

65 Avenue



Darryl McGavigan
Executive Vice President
780 328 0064
Darryl.McGavigan@jll.com

Kent Simpson
Vice President
780 203 0425
Kent.Simpson@jll.com

Adam Butler
Executive Vice President
780 328 0065
Adam.Butler@jll.com

Mackenzie York
Associate Vice President
780 920 8463
Mackenzie.York@jll.com

Bronwyn Scrivens
Vice President, SIOR
780 807 4564
Bronwyn.Scrivens@jll.com

Kailee Campbell
Senior Transaction Analyst
780 328 0069
Kailee.Campbell@jll.com

JLL Edmonton Industrial | Suite 2101, 10088 102 Avenue NW Edmonton, Alberta T5J 2Z1

DISCLAIMER: ©2025 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. Jones Lang LaSalle Real Estate Services, Inc.