



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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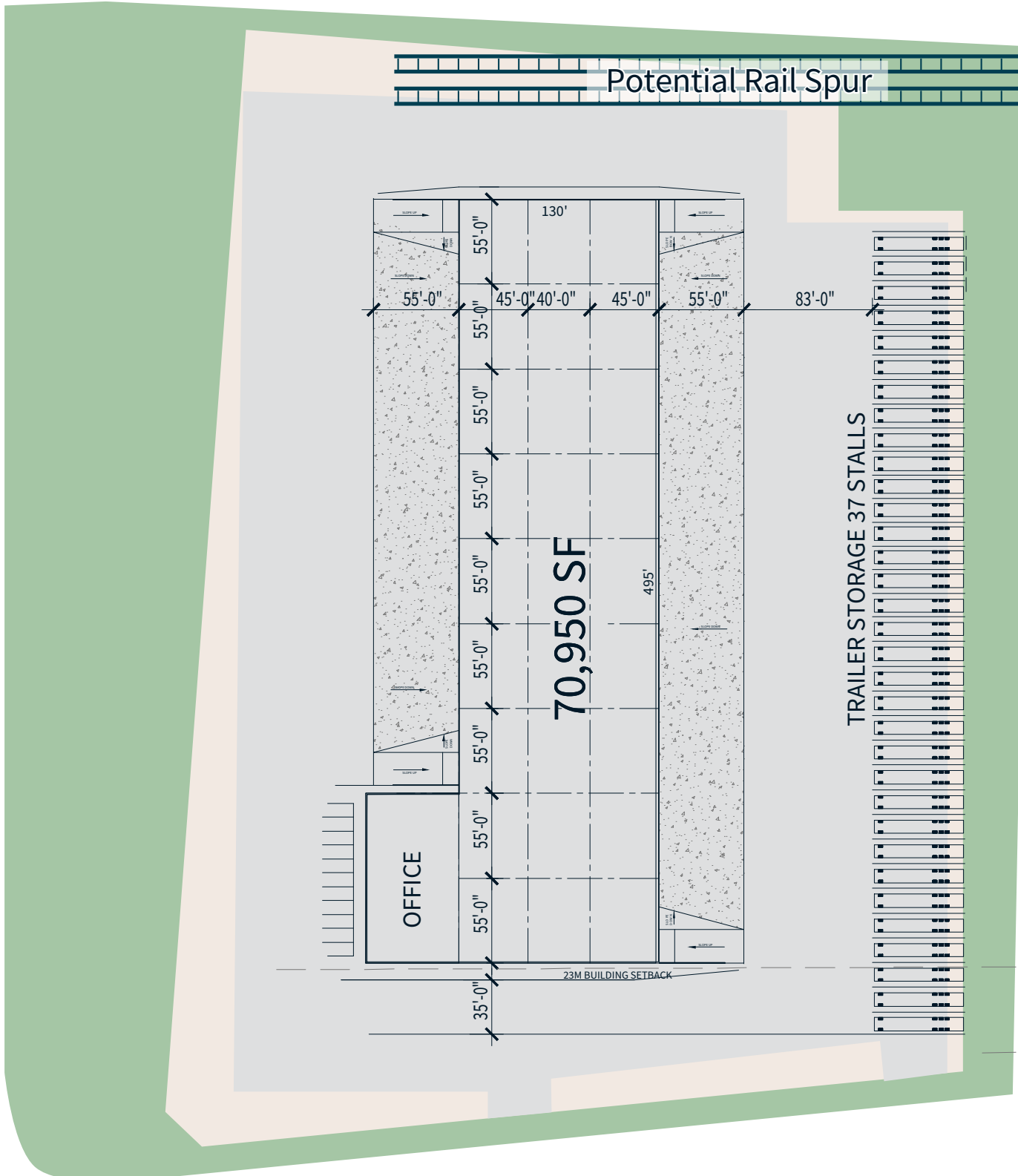


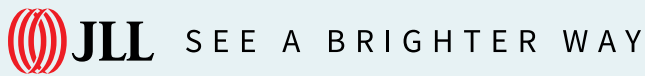
# Property Details

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



# Potential Building plan





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