



For Sale

East Edmonton Land

5810 - 5910 Meridian Street | Edmonton, AB

±9.04 Acres - fenced and gravel

Legal Description	Plan: 7822228, Lot: 1 & Plan: 5717HW, Lot: A
Zoning	IM - Medium Industrial
Market	Maple Ridge Industrial
Property Tax (2026)	\$138,283.24
Sale Price	\$625,000.00 per acre
Occupancy	TBD

For more information contact:

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

- Approximately 9 acres of industrial yard land in a well-established industrial corridor.
- Strategic location with convenient access to major transportation routes serving Edmonton and the broader Alberta market.
- Strong connectivity to 17th street, Sherwood Park Freeway, Whitemud Drive and Baseline Road.
- Suitable for a variety of industrial outdoor storage, transportation, logistics, contractor yard, and equipment staging uses, subject to zoning and municipal approvals.

- Proximity to petrochemical and manufacturing hubs, and major industrial employment areas.
- Large contiguous yard configuration offering operational flexibility for fleet parking, laydown, or storage requirements.
- Opportunity for owner-users, investors, or industrial service operators seeking functional yard space in a supply-constrained market.
- Access to nearby labour pools, industrial services, and commercial amenities.
- Potential for two access points for seamless in and out traffic



Darryl McGavigan
Executive Vice President
+1 780 328 0064
Darryl.McGavigan@jll.com

Adam Butler
Executive Vice President
+1 780 328 0065
Adam.Butler@jll.com

Bronwyn Scrivens
Vice President, SIOR
+1 780 807 4564
Bronwyn.Scrivens@jll.com

Kent Simpson
Vice President
+1 780 203 0425
Kent.Simpson@jll.com

Mackenzie York
Associate Vice President
+1 780 920 8463
Mackenzie.York@jll.com

Rory Wutzke
Associate
+1 780 328 2578
Rory.Wutzke@jll.com

Kailee Campbell
Senior Transaction Analyst
+1 780 328 0069
Kailee.Campbell@jll.com

Leonardo Triana
Senior Marketing Associate
+1 587 412 1755
Leonardo.Triana@jll.com

JLL Edmonton Industrial | National Bank Centre - 3560, 10180 101 Street NW, Edmonton, AB, T5J 3S4

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