

INTERNATIONAL INDUSTRIAL PARK 1

Conveniently Located 80 Acres



181.2592.1618



INTERNATIONAL INDUSTRIAL PARK 1

Acres: 80 Acres

Price: \$ 5,400,000

Price/Acre: \$ 67,500/Acre

Features: ● Planning Approved !! Ready to Go !! East Telford Lake Area Structure Plan Approved !!

● Inside Leduc!! City Council Friendly and Easy to Work With !!

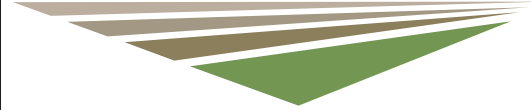
● 8 minutes to Edmonton International Airport !!

● Great for Logistics, Warehouses !

● Major Projects announced and in the works surrounding the Edmonton Airport !!

● Leduc is Pro Business and Development !!

● Lower Tax relative to City of Edmonton !



Site



Dylan@KelleyUrbanLand.com
Tel: (780) 488-4000

KELLEY URBAN LAND

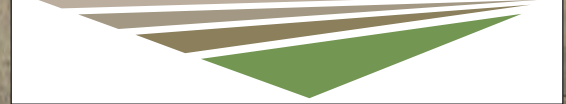
Site

LEDUC

Telford Lake

Telford Lake

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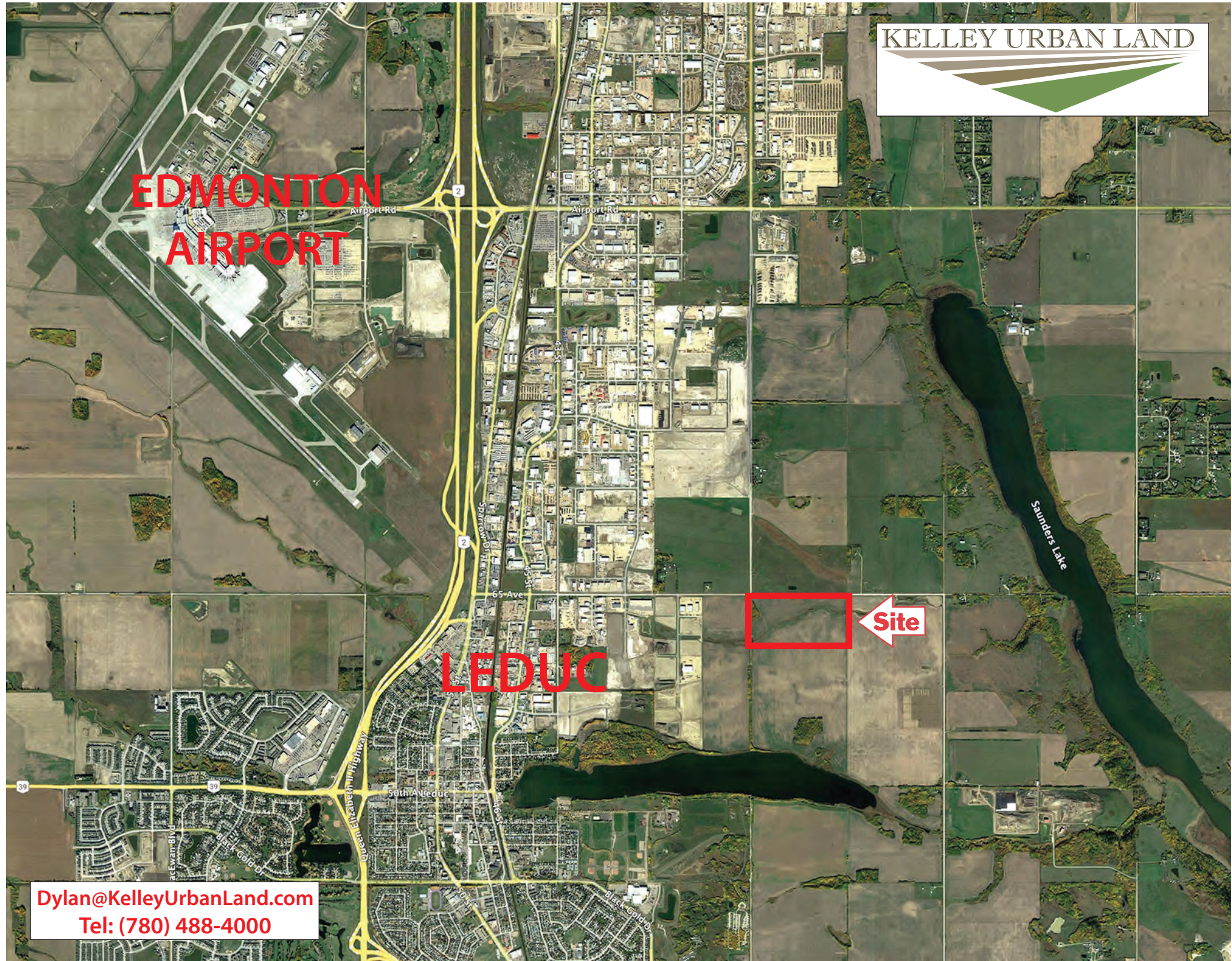


**EDMONTON
AIRPORT**

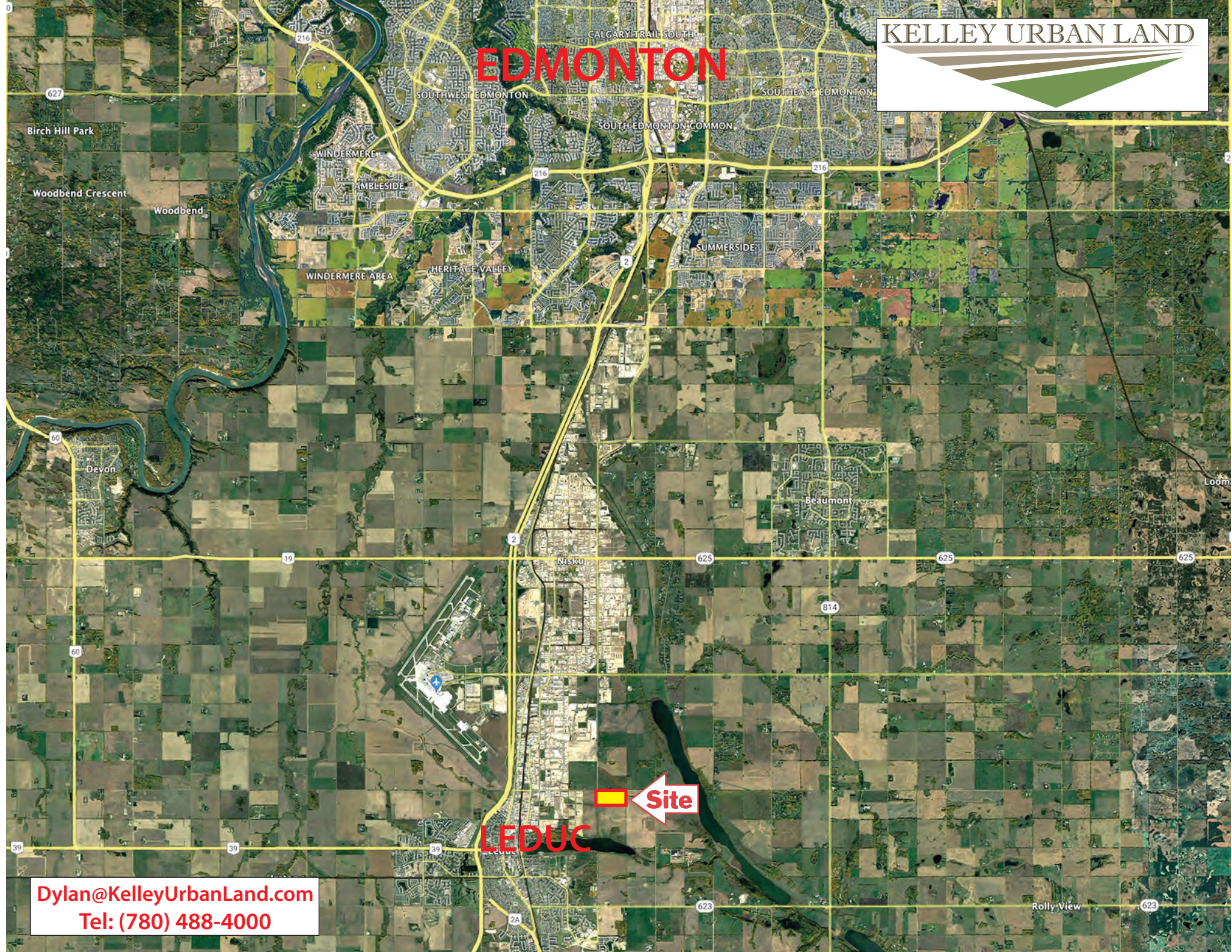
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FIGURE 9.0



LAND USE CONCEPT



LEGEND

- FLEX BUSINESS
- AERO EMPLOYMENT
- GENERAL COMMERCIAL
- URBAN SERVICES
- ENVIRONMENTAL RESERVE
- POTENTIAL ENVIRONMENTAL RESERVE
- PARK
- STORM WATER MANAGEMENT FACILITY
- UTILITY ROW
- ASP BOUNDARY



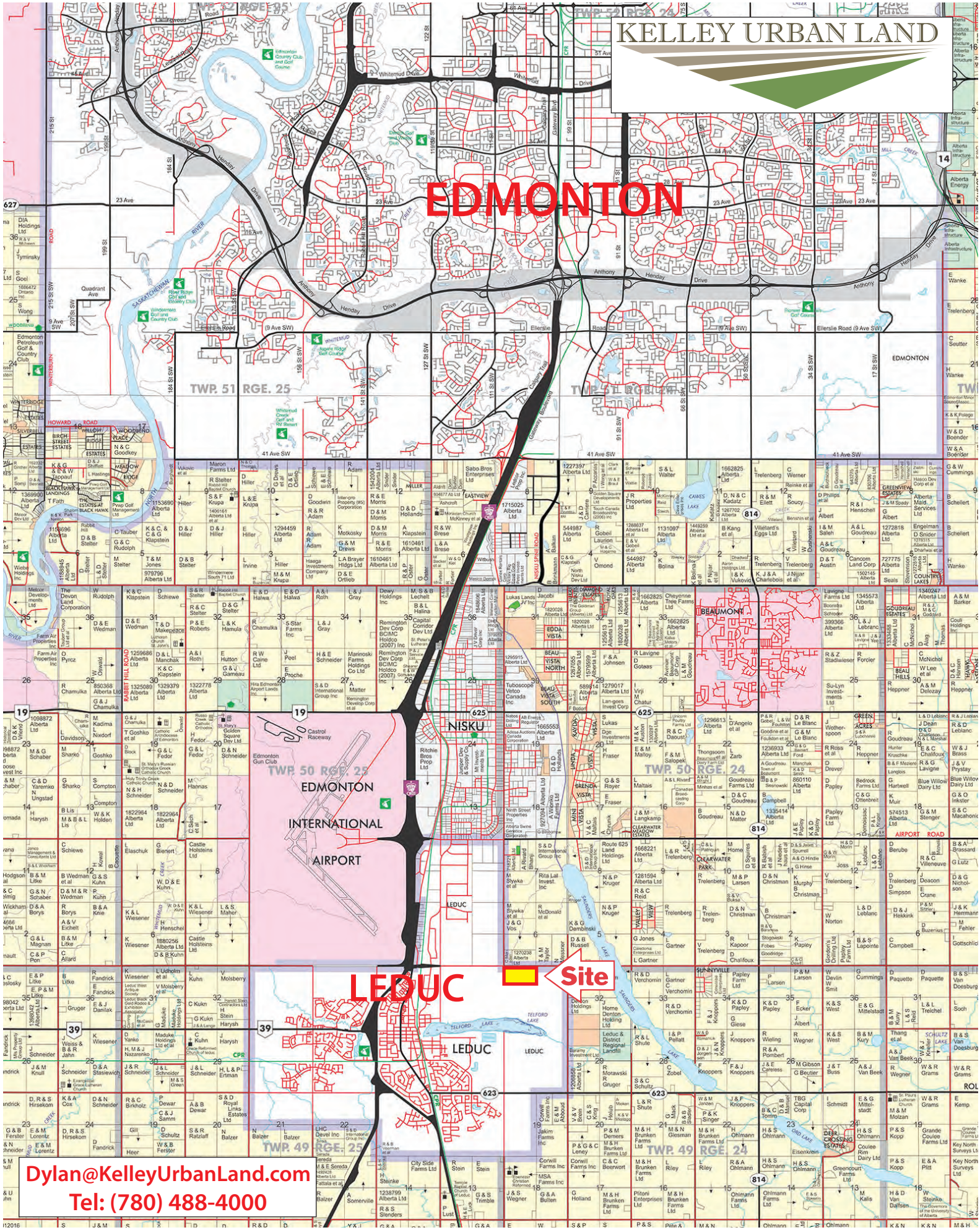
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SCALE - 1: 20,000
ORIGINAL SHEET - ANSI A



December 12, 2018
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