

LEDUC INDUSTRIAL LAND

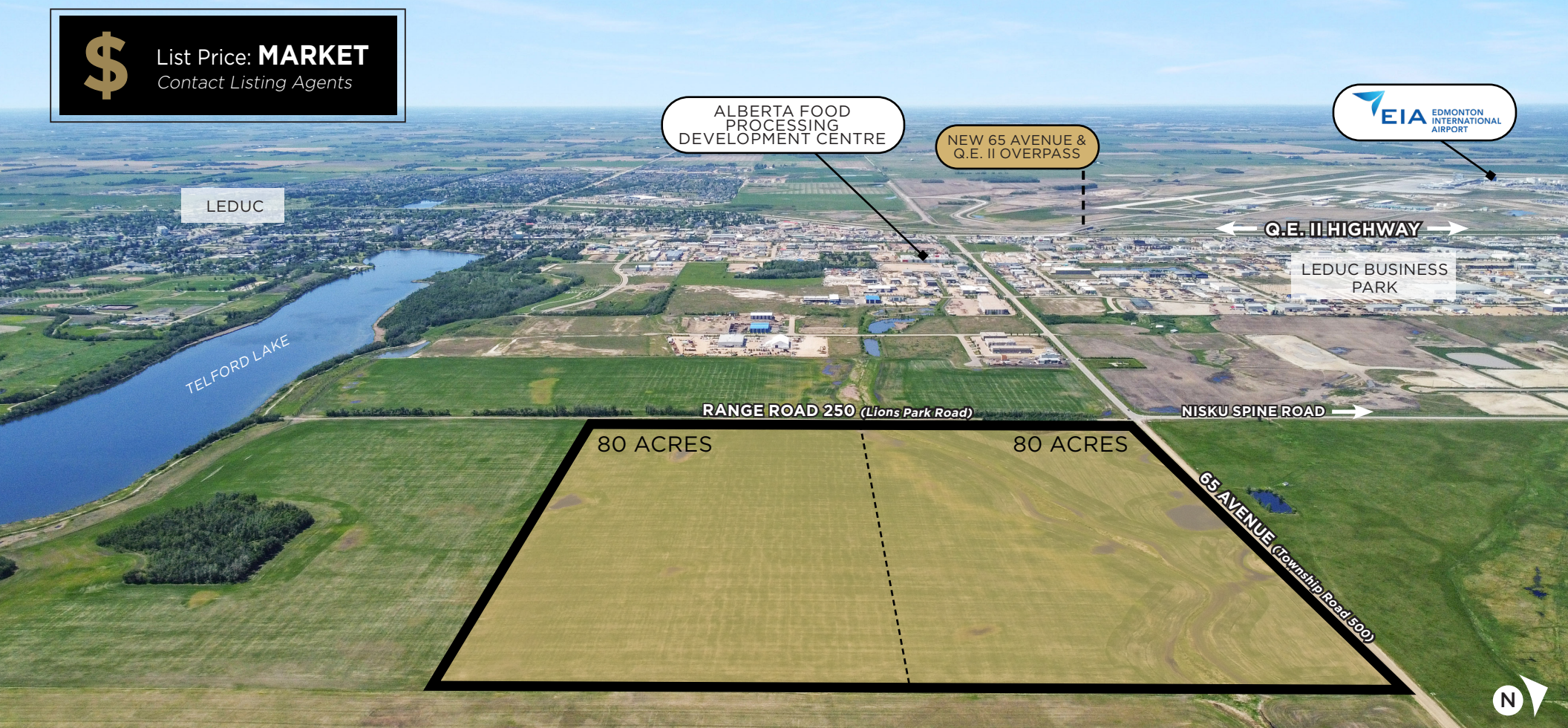
For Sale | 160 Acres of Future Industrial Development Land in the City of Leduc



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List Price: **MARKET**
Contact Listing Agents



New QEII Interchange. A 4-minute drive to the newly built \$122M interchange linking 65 Avenue to Highway 2 (QE II) and the Edmonton International Airport.

Designated for Industrial Use. Aero Employment and light industrial designations are in place under the adopted Area Structure Plans.

Property Tax Advantage. The non-residential mill rate in the City of Leduc is roughly half of Edmonton's (13.71 vs. 28.19).

Agri-Food and Cold Chain Logistics. 1.6 km from the Alberta Food Processing Development Centre, a provincial agri-food and food-processing hub.

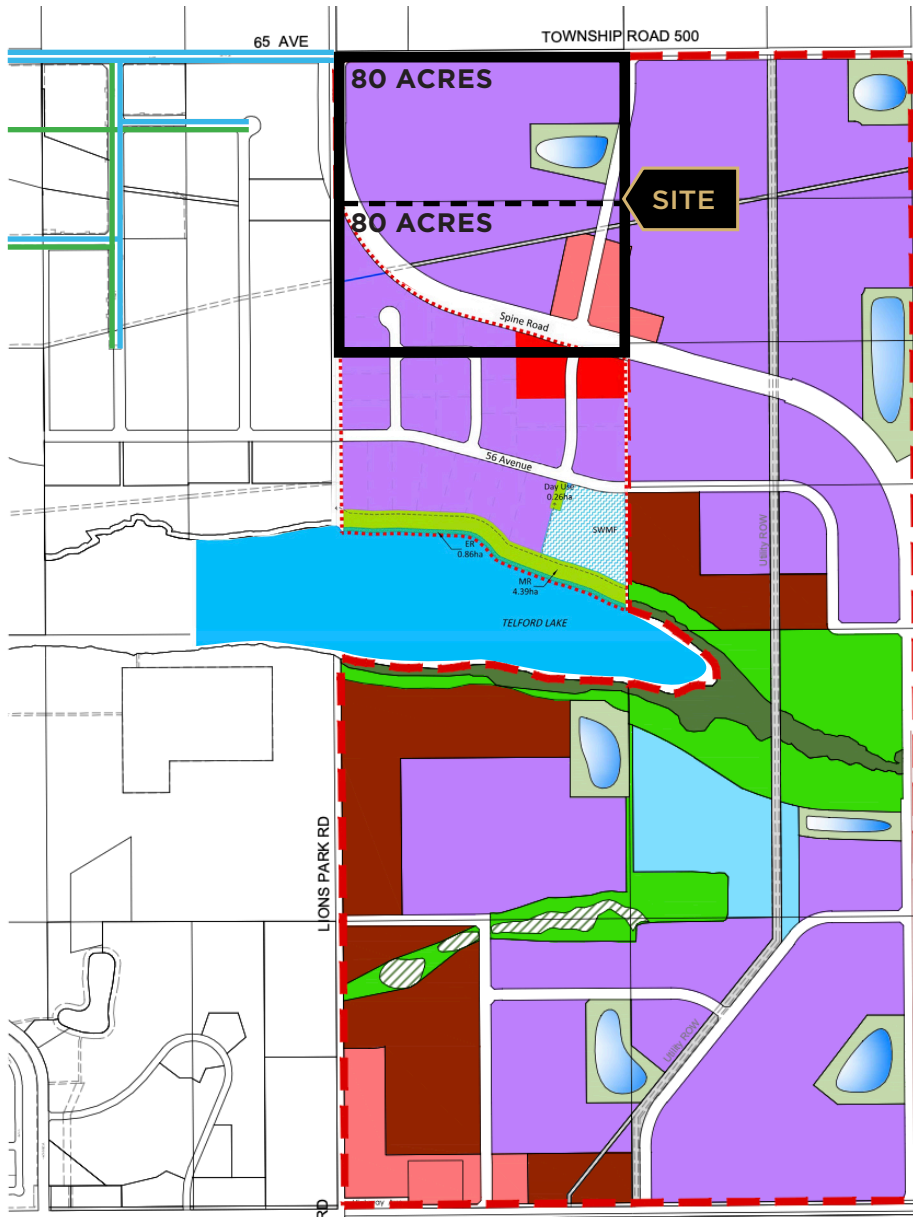
Proven Industrial Demand. Nisku-Leduc absorbed over 275,000 sq. ft. of industrial space in Q1 2026 alone.

Power and Data Centre Potential. The site sits 800m from 240 kV high-voltage transmission lines and 2.5km from the Saunders Lake Substation.

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LAND USE | LEDUC INDUSTRIAL LAND

||| EAST TELFORD LAKE ASP AND LAKESIDE INDUSTRIAL ASP



LEGEND

- FLEX BUSINESS
- LIGHT INDUSTRIAL/AERO EMPLOYMENT
- GENERAL COMMERCIAL
- BUSINESS COMMERCIAL
- URBAN SERVICES
- ENVIRONMENTAL RESERVE
- POTENTIAL ENVIRONMENTAL RESERVE
- PARK
- STORM WATER MANAGEMENT FACILITY
- UTILITY ROW
- EXISTING WATER MAIN
- EXISTING SANITARY
- ASP BOUNDARY



All stated measurements, including site area and boundary lengths, are estimated.

DETAILS | LEDUC INDUSTRIAL LAND



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LOCATION

65 Avenue & Range Road 250
(Lions Park Road) | City of Leduc, AB

LEGAL DESCRIPTION

4;24;49;31;NW
(N & S portions of the NW quarter)

LAND SIZE

160 Acres (two 80-acre parcels available
together or separately)

FRONTAGE

800m on 65 Avenue & 800m on Range Road 250

SERVICES

Water main line is located within 50m from the
property line at 65 Avenue & Range Road 250

Sanitary sewer line is located within 350m from
the property line on 63 Avenue

DESIGNATED FUTURE LAND USE

Aero Employment (East Telford Lake ASP),
Light Industrial (Lakeside Industrial ASP)

PLAN IN EFFECT

East Telford Lake ASP & Lakeside Industrial ASP ①

CURRENT ZONING

UR (Urban Reserve)

View the
Plans in Effect
Information

LOCATION | LEDUC INDUSTRIAL LAND



VISION & MARKET | LEDUC INDUSTRIAL LAND



Conceptual rendering for illustration purposes only.



40,000⁺

City of Leduc Population



16,400⁺

Leduc County Population



7,428⁺

Aerotropolis Viability Study Projected
Direct Jobs

*(Telford Lake Southern District,
30-Year Horizon)*



EDMONTON INTERNATIONAL AIRPORT

The Edmonton International Airport drives over \$5.4 billion in regional economic output and 22,600-plus jobs, with \$1.5 billion-plus in private investment in the adjacent Airport City campus.

8.1M⁺ Annual EIA Passengers

THE LEDUC REGION HIGHLIGHTS

- Highly competitive non-residential mill rates (13.71 in the City of Leduc vs. 28.19 in Edmonton).
- The Leduc-Nisku submarket recorded over 275,000 sq. ft. of positive industrial net absorption in Q1 2026 alone.
- Strong logistics and distribution demand continues to outpace speculative build-outs in the region.
- The region anchors Canada's largest energy manufacturing and logistics hub, hosting nearly 20,000 acres of premier industrial parks and over \$1.5 billion in global aerotropolis infrastructure, which provides unparalleled supply chain synergy.
- Positioned directly adjacent to Edmonton's southern border along the Queen Elizabeth II Highway, anchoring the region's logistics, distribution, and manufacturing core.

2025 Data



Darin Luciw
SENIOR ASSOCIATE
INVESTMENT SALES & LEASING
780 573 0830 darin@hcrgroup.ca

Scott Hughes, MBA, AACI, CCIM, SIOR
BROKER/OWNER
INVESTMENT SALES & LEASING
780 915 7895 scott@hcrgroup.ca

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