



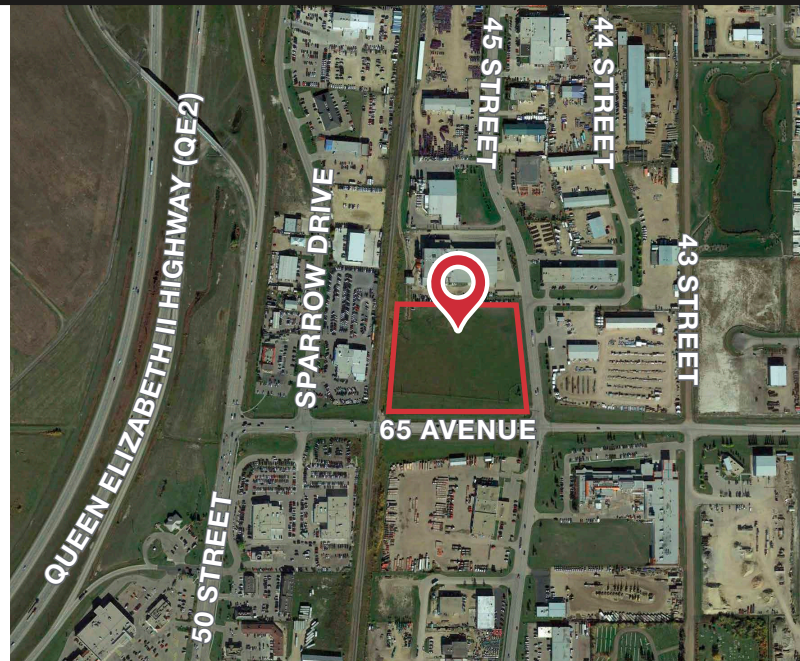
**6510 - 45 STREET**  
LEDUC, ALBERTA

**PROPOSED FREE STANDING  
BUILDING WITH YARD / RAIL**

**15,000 - 50,000 SQ.FT±  
ON UP TO 7.54 ACRES±**

## Property Features

- Proposed free standing building with up to 7.54 acres± of gravelled and fenced yard
- CP Rail Spur on site
- Ability to accommodate Tenants desired building size
- Convenient access to QE2 via forthcoming 65 Avenue interchange project
- Wide drive aisles with drive around access/egress
- Drive through loading bays (16' X 18')
- Precast concrete construction
- Flexible office build out
- Option for trench sumps throughout
- Fully fenced site with 6' chain link fence



**Conor Clarke**

587 635 2480  
cclarke@naiedmonton.com

**Ryan Brown**

587 635 2486  
rbrown@naiedmonton.com

**Chad Griffiths**

780 436 7414  
cgriffiths@naiedmonton.com

**Drew Joslin**

780 540 9100  
djoslin@naiedmonton.com



FOR LEASE  
**BUILD-TO-SUIT  
 OPPORTUNITY**  
 WITH YARD/RAIL

## Additional Information

SIZES AVAILABLE	15,000-50,000 sq.ft.±
SITE SIZE	7.54 acres±
LEGAL DESCRIPTION	Plan 1821851, Block 1, Plan 16
ZONING	IL (Light Industrial)
CEILING HEIGHT	25.5' - 32'
LOADING	Dock or Grade
AVAILABLE	Immediately
LEASE TERM	10 Years
NET RENTAL RATE	Market
OPERATING COSTS	TBD (2021 Estimate) Includes common area maintenance, property taxes, building insurance & management fees

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