

FOR LEASE



6303 43 Street, Leduc

**15,626 SF on up to 10.15 Acres (+/-)
Industrial Facility W/Land**



PROPERTY DETAILS

Property:	6303 43 Street, Leduc
Legal:	Plan 1020636 Block 1 Lot 3
Zoning:	(IL) Light Industrial
Site Size:	10.15 Acres (+/-)
Building Size:	15,626 SF (+/-)
Office Size:	5,626 SF (+/-)
Shop Size:	10,000 SF (+/-)
Lease Rate:	\$17.25/psf for buildings and 3 acres (additional 7.15 acres available at \$1.00/psf)
Op. Costs:	TBC
Property Tax:	\$98,145.73 (2026)



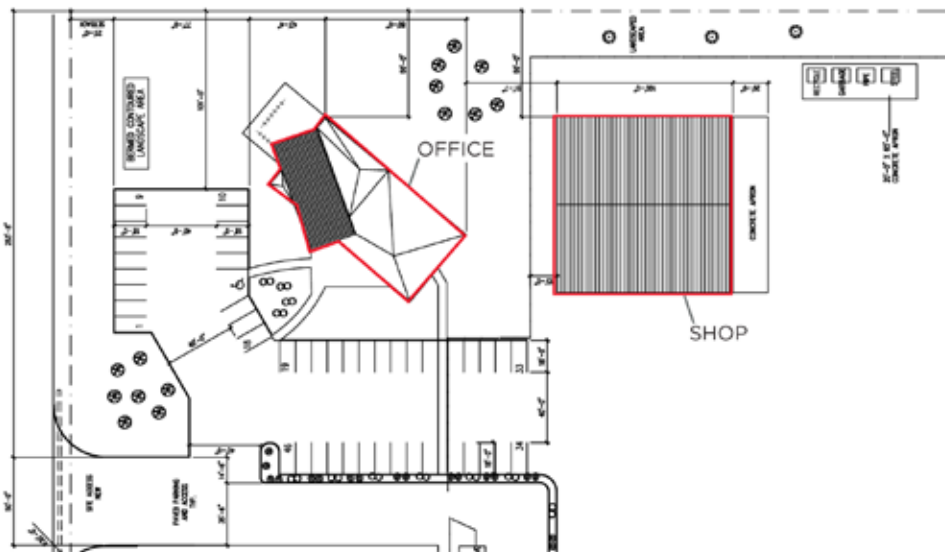
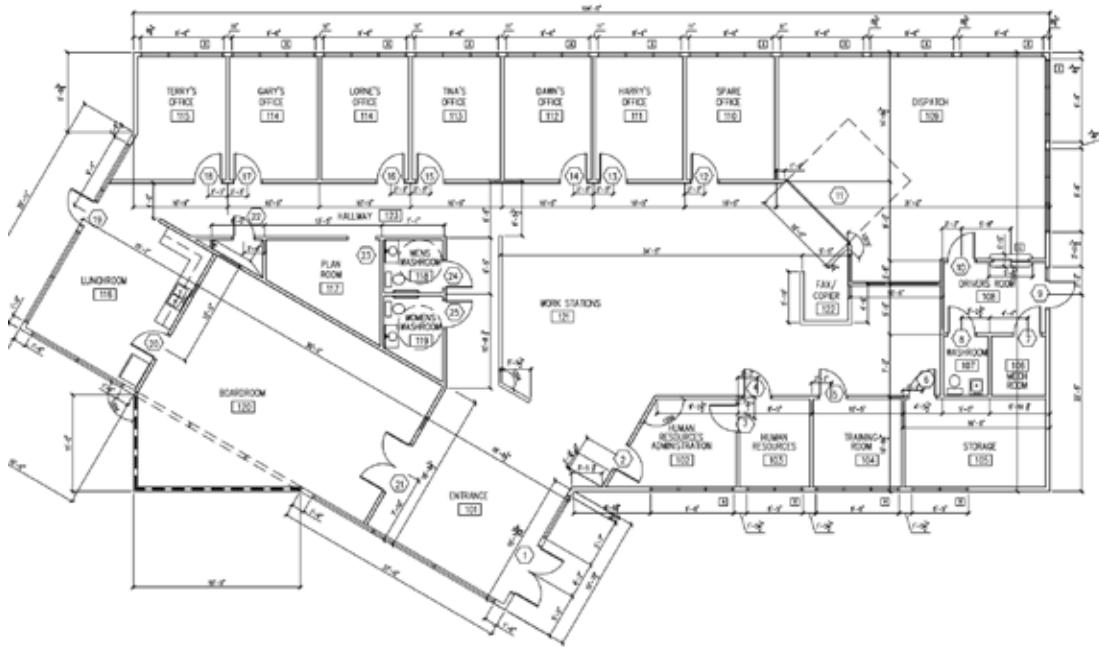
PROPERTY HIGHLIGHTS

- Flexible site sizes available for all user groups
- New 65th Ave Interchange to improve Highway multi-directional access to and from the Property
- New generation facility
- Excellent location with great exposure to 65th Avenue
- Existing office development built to a high standard
- Ample parking and well developed yard area, mix of open space and private offices
- Clearspan warehouse with two 5-Ton Cranes

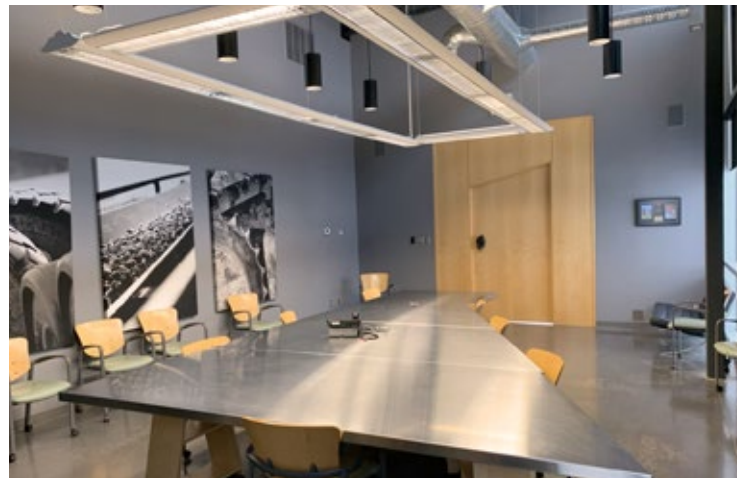
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Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise. Property details provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details—should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.



**PROPERTY
DETAILS**

Year Built:	2008
Heat:	Warehouse – In floor heating Office – In floor & Forced Air
Power:	TBC
Lighting:	T5HO
Loading:	3 x 20' x 18' O/H Grade Doors 1 x 16' x 12' O/H Grade Doors
Ceiling Height:	28' Clear
Crane:	2 x 5 Ton cranes





LEDUC-NISKU BY THE NUMBERS



BUSINESSES



WORKERS



TAXES



PERMITS



+500

BUSINESSES
LEDUC BUSINESS PARK

+800

BUSINESSES
NISKU BUSINESS PARK



INDUSTRIAL
PROPERTY TAXES
IN NISKU ARE

-62%

LOWER



THAN EDMONTON



15,000+

SKILLED WORKERS



FAST

TIME TO GET A
PERMIT
APPROVAL

2ND LARGEST



ENERGY MANUFACTURING
INDUSTRIAL PARK IN
NORTH AMERICA

8.2 MILLION



YEG PASSENGERS
ANNUALLY

Neighbourhood Features:



BUSINESS PARK



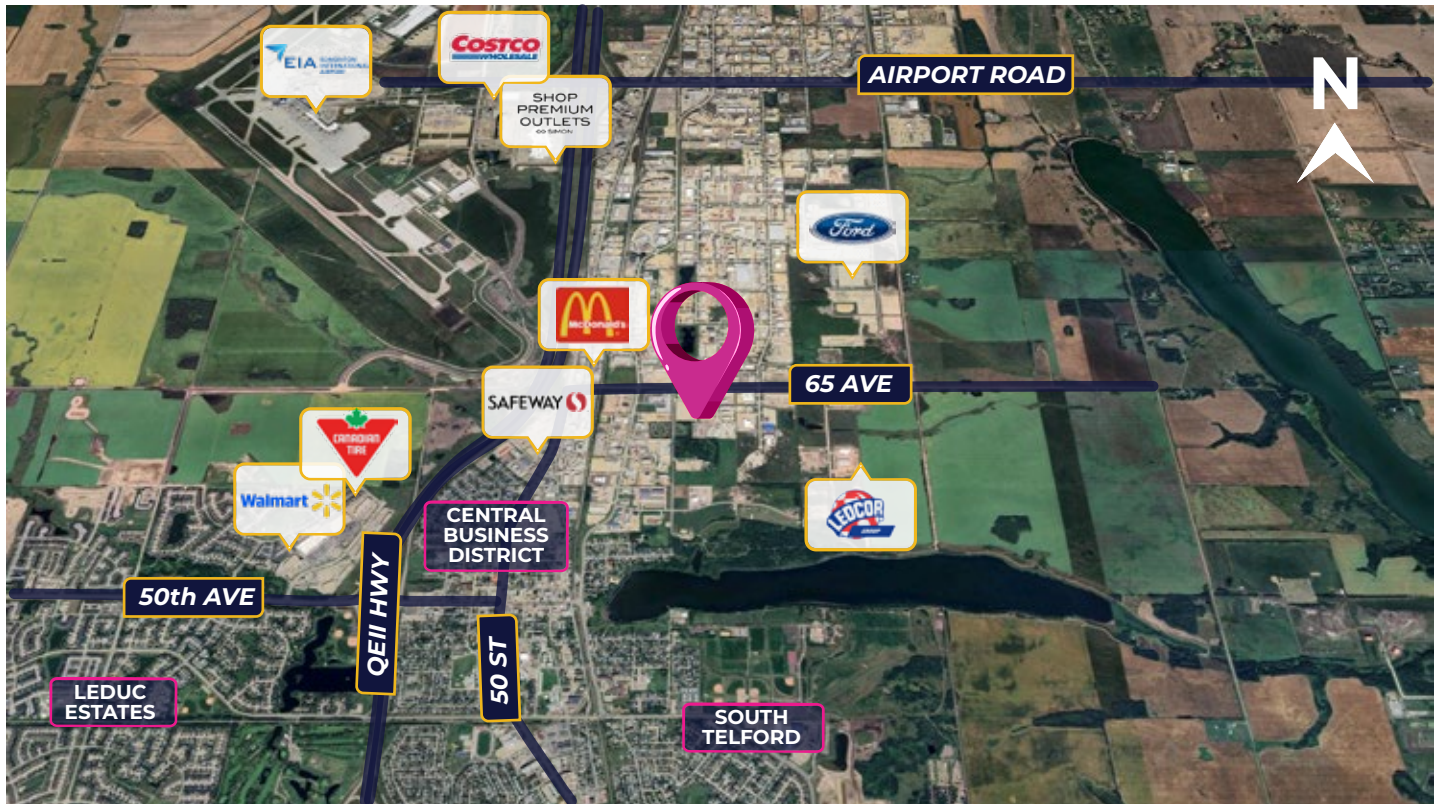
AIRPORT



HWY ACCESS



RESTAURANTS



**NEIGHBORHOOD
HIGHLIGHTS**

- Excellent Accessibility – Quick access to QEII Highway, Highway 625, and Airport Road, connecting to major trade routes.
- Proximity to the Airport (YEG) – Ideal for logistics, distribution, and aviation-related businesses.
- Thriving Business Hub – Surrounded by established industrial and commercial operations, supporting business growth.
- Nearby Amenities – Close to gas stations, hotels, restaurants, and essential services for added convenience



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