

Make the Move to Leduc Business Park

Build-To-Suit Opportunity to Grow Your Business

3302 Allard Avenue
Leduc, Alberta

Excellent Infrastructure | Lower Property Taxes | 15 Minutes from Edmonton



Concept Rendering



Edmonton
International
Airport

Airport Road

QEII Highway

43 Street

39 Street

36 Street

87 Avenue

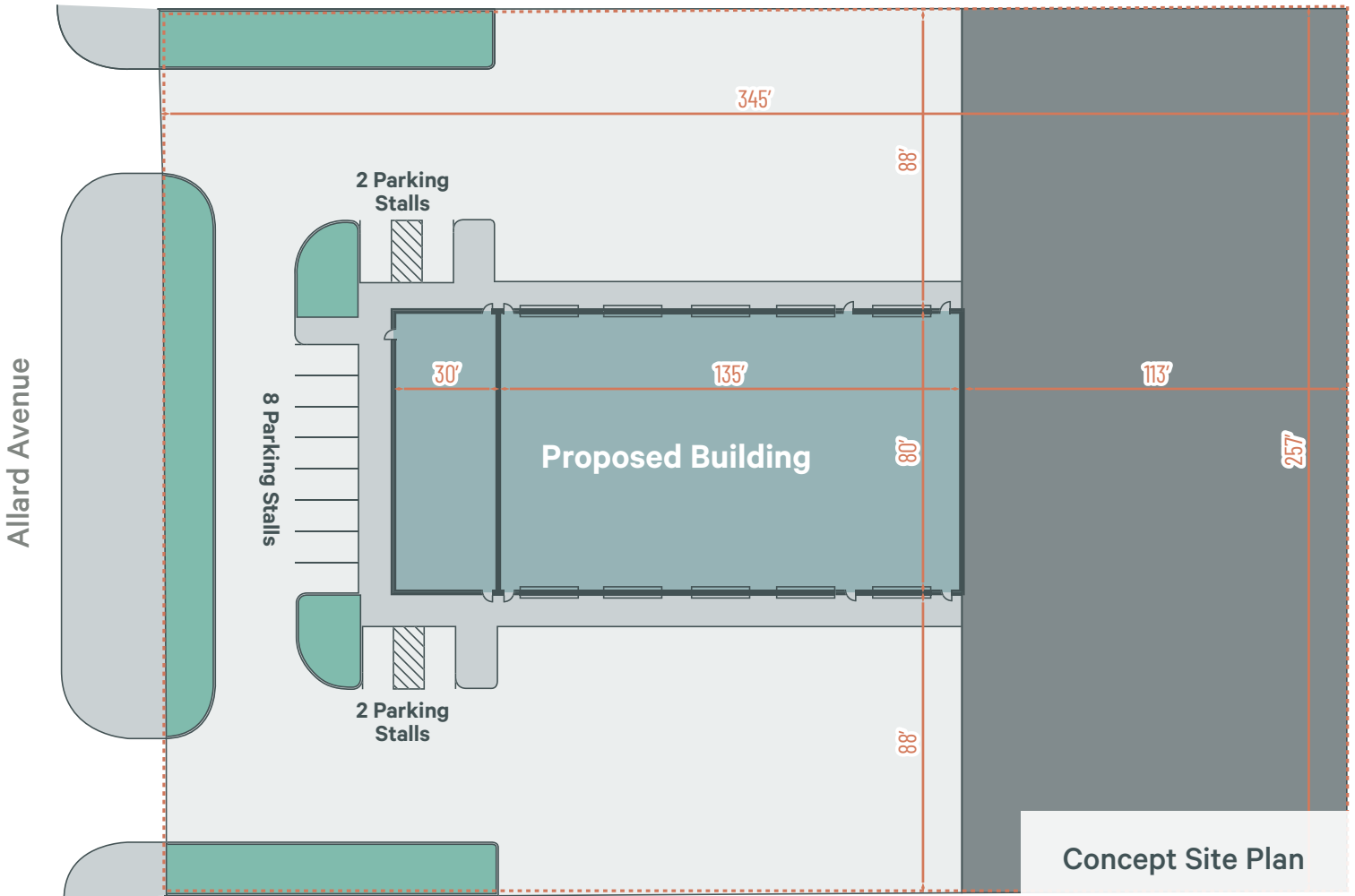
SITE

33 Street

Allard Avenue

Leduc Business Park | Build-To-Suit

3302 Allard Avenue | Edmonton, Alberta



Join 200⁺ Businesses Operating in LBP

Located in the City of Leduc, the Leduc Business Park is approximately 1,300 acres in total. Of this land, 160 acres immediately north of 65th Avenue are being developed in stages and are fully serviced and ready to build on.

This development features some of the best roadway geometric designs and construction in the Leduc and Nisku industrial areas. The area offers easy access to the high-load corridor road network and major transportation routes. Directly north from Leduc Business Park is the neighbouring Nisku Business Park.

Competitive Advantages

Strategically located, Leduc Business Park is 5 minutes away from the Edmonton International Airport, and 15 minutes South of the City of Edmonton.

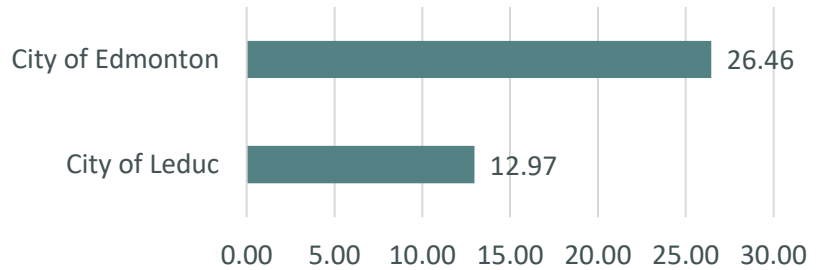
With lower land costs compared to Edmonton, as well as substantially lower non-residential property tax mill rates, Leduc Business Park offers a clear competitive advantage.

For Sale / Build-To-Suit

Property Details

Legal Address	Plan 152 1918; Block 18; Lot 12
Zoning	IM - Medium Industrial
Available Area	Up to 10,800 SF
Site Size	2.03 Acres
Services	Fully serviced
Sale Price	Market

Non-Residential Mill Rates (2024)



Concept Rendering



Renderings & Site Plan Provided by Scott Builders



Lower Property Taxes



Various Site Options Available



5 Minutes From The Edmonton International Airport



Easy Access To Major Transportation Hubs



Build up to 10,800 SF



30 Minutes To Downtown Edmonton



Excellent Roadway Geometric Designs



Minutes Away From Nisku Industrial / Business Park



15 Minutes South Of The City Of Edmonton



Contact Us

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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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