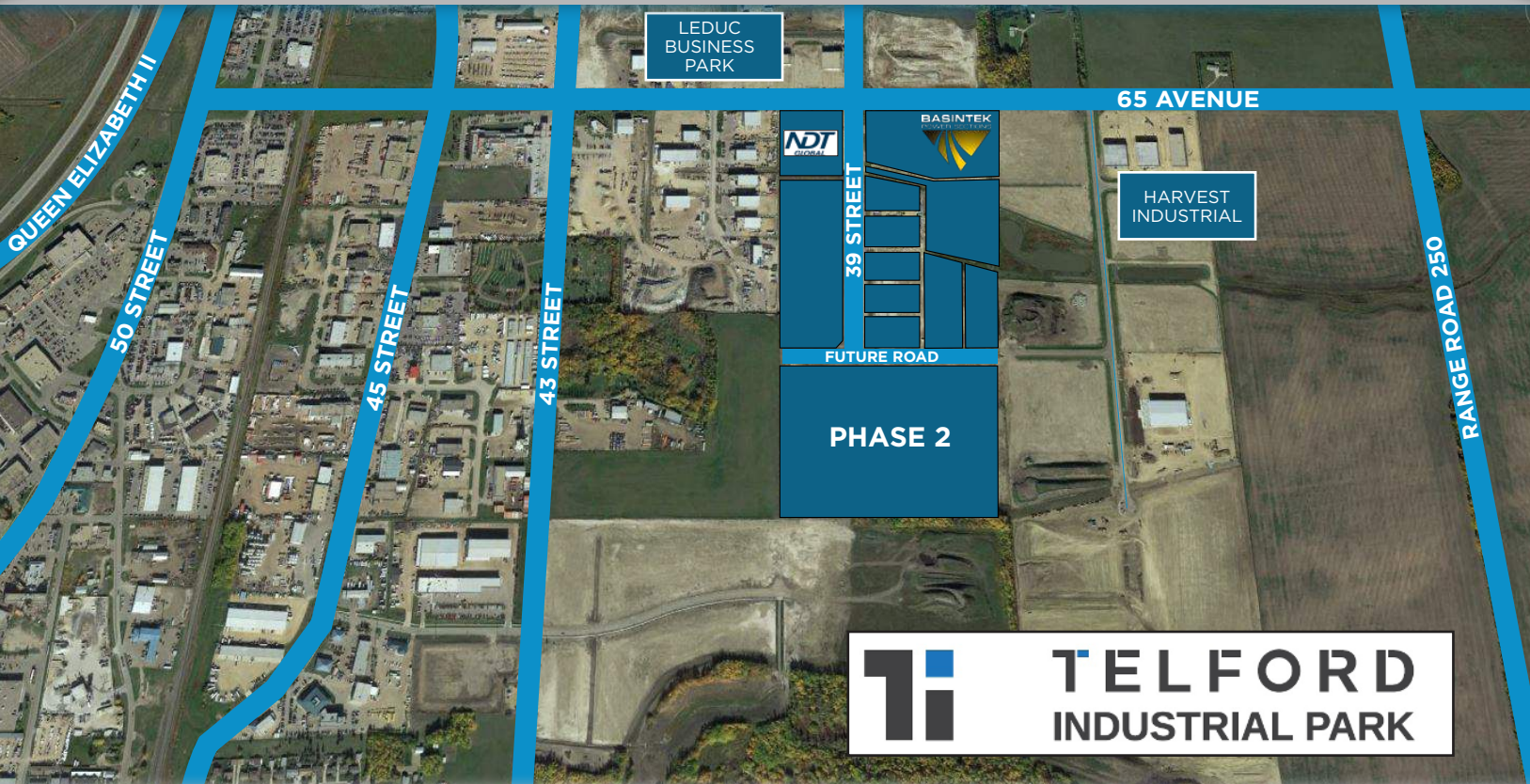


LIZOTTE

AND ASSOCIATES REAL ESTATE INC



PROPERTY HIGHLIGHTS

TELFORD INDUSTRIAL PARK

LOCATION:

65 AVE & 39 STREET, LEDUC, AB

FOR SALE

- BUILT TO SUIT LEASE OPTIONS AVAILABLE FROM 5,000-10,000 SQ.FT (+/-)
- MODERN, QUALITY INDUSTRIAL PARK
- EXCELLENT ACCESS TO HEAVY-HAUL TRUCK ROUTES INCLUDING AIRPORT ROAD AND QUEEN ELIZABETH II
- OPERATE IN A FULLY SERVICED URBAN COMMUNITY
- LOCAL SKILLED WORK FORCE
- EXISTING TENANTS INCLUDE BASINTEK, NDT GLOBAL AND LAYHER SCAFFOLDING

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

780.488.0888

WWW.LIZOTTEREALESTATE.COM

#1201 10117 JASPER AVE. NW EDMONTON, AB T5J 1W8

FOR SALE

TELFORD INDUSTRIAL PARK

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



PROPERTY INFORMATION

SIZE: Lots starting from 1.47 Acres

ZONING: IL (Light Industrial)

LOCATION PROXIMITY: Northeast Leduc

PRICE: Starting at \$495,000/Acre

LOCATION HIGHLIGHTS:

- High exposure
- Modern, quality industrial park
- Good access to heavy-haul truck routes and Queen Elizabeth II Highway
- Operate in a fully serviced urban community
- Local skilled work force
- Build to suit lease options available 5,000-10,000 Sq.Ft (+/-)

MORE INFORMATION

RICHARD LIZOTTE
PRESIDENT/BROKER

Cell: 780.292.1871
Direct: 780.784.5356
Fax: 780.483.2277
richard@lizotterealestate.com

HARRIS PIPELLA
VICE PRESIDENT/ASSOCIATE

Cell: 780.905.2729
Direct: 780.784.5356
Fax: 780.483.2277
harris@lizotterealestate.com

JIM MCKINNON
PARTNER/ASSOCIATE

Cell: 780.719.8183
Direct: 780.784.5361
Fax: 780.483.2277
jim@lizotterealestate.com

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

780.488.0888

WWW.LIZOTTEREALESTATE.COM

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

#1201 10117 JASPER AVE. NW EDMONTON, AB T5J 1W8