



6302, 6300, 6290 & 6103
35 Street, Leduc

Fully Serviced Industrial Lots
Harvest Industrial Park



PROPERTY DETAILS

Property Type: Land

Zoning: Light Industrial (IL)

Municipal	Legal	Size (AC)	Price (AC)	Total Price
6302 35 Street	Plan 1520109; Block 4; Lot 1	3.56	\$550,000.00	\$1,958,000.00
6300 35 Street	Plan 1520109; Block 4; Lot 2	3.56	\$525,000.00	\$1,869,000.00
6290 35 Street	Plan 1520109; Block 4; Lot 4	3.46	\$495,000.00	\$1,712,700.00
6103 35 Street	Plan 1520109; Block 6; Lot 5	2.94	\$525,000.00	\$1,543,500.00



Jim McKinnon
Broker / Partner
780-719-8183
jim@aicrecommercial.com

Erin Oatway
Partner / Associate
780-218-7585
erin@aicrecommercial.com



PROPERTY DETAILS

6302, 6300, 6290 & 6103
35 Street, Leduc

Properties features:



PROPERTY HIGHLIGHTS

- Fully serviced industrial lots available for sale
- Stripped, rough-graded, and ready for development
- Four lots ranging from 2.94 to 3.56 acres
- Excellent access to QE II Highway, Highway 19 (625), Highway 623, Anthony Henday Ring Road, and Edmonton International Airport



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 OVERVIEW**

6302, 6300, 6290 & 6103
35 Street, Leduc

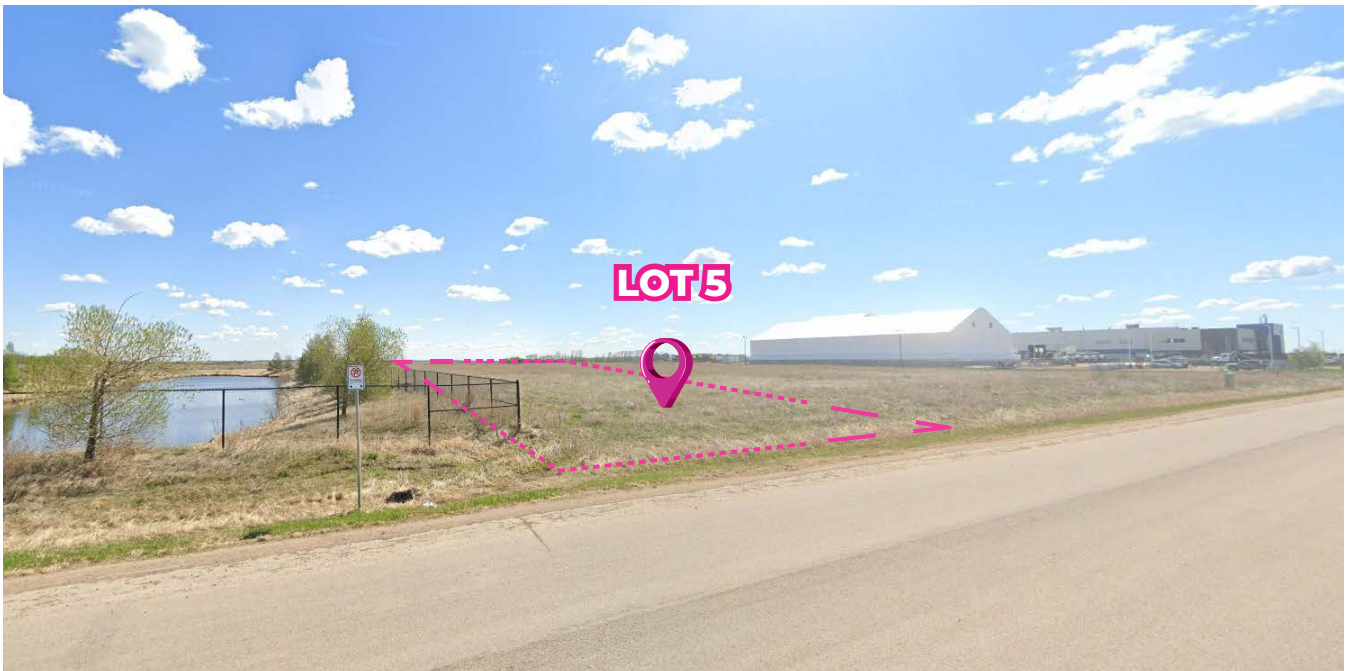
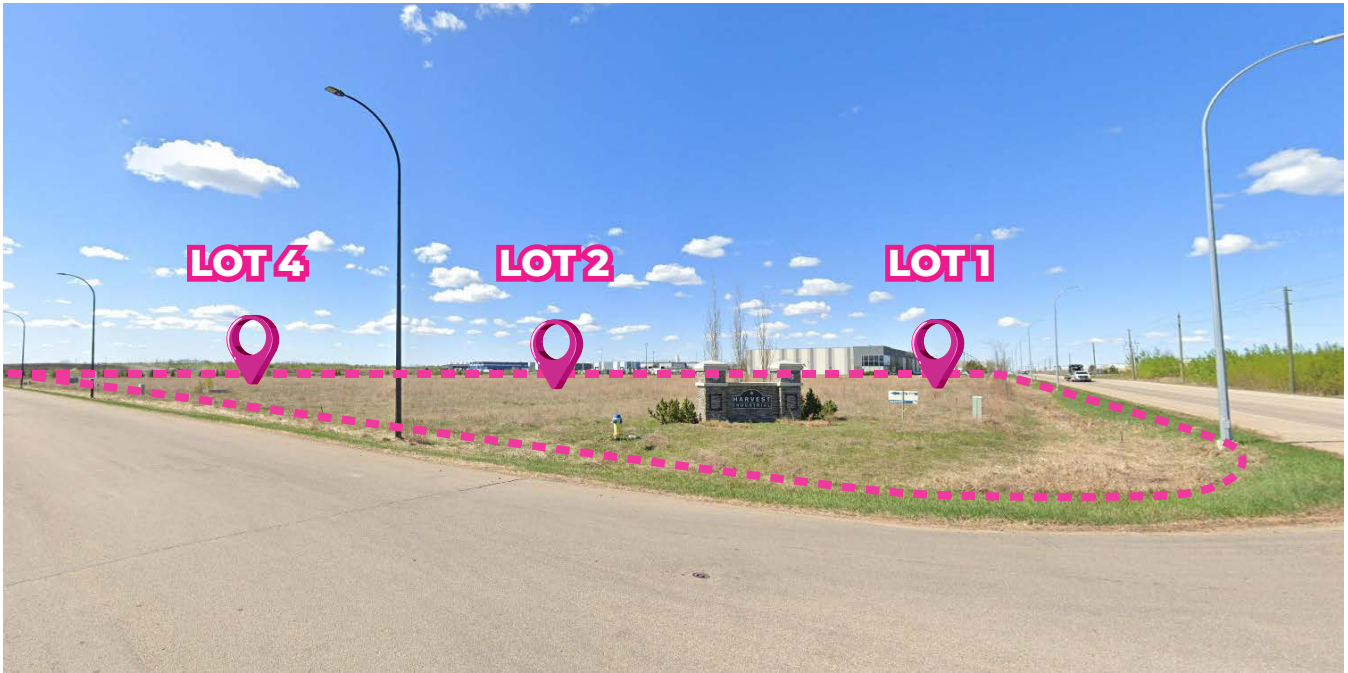
Properties features:

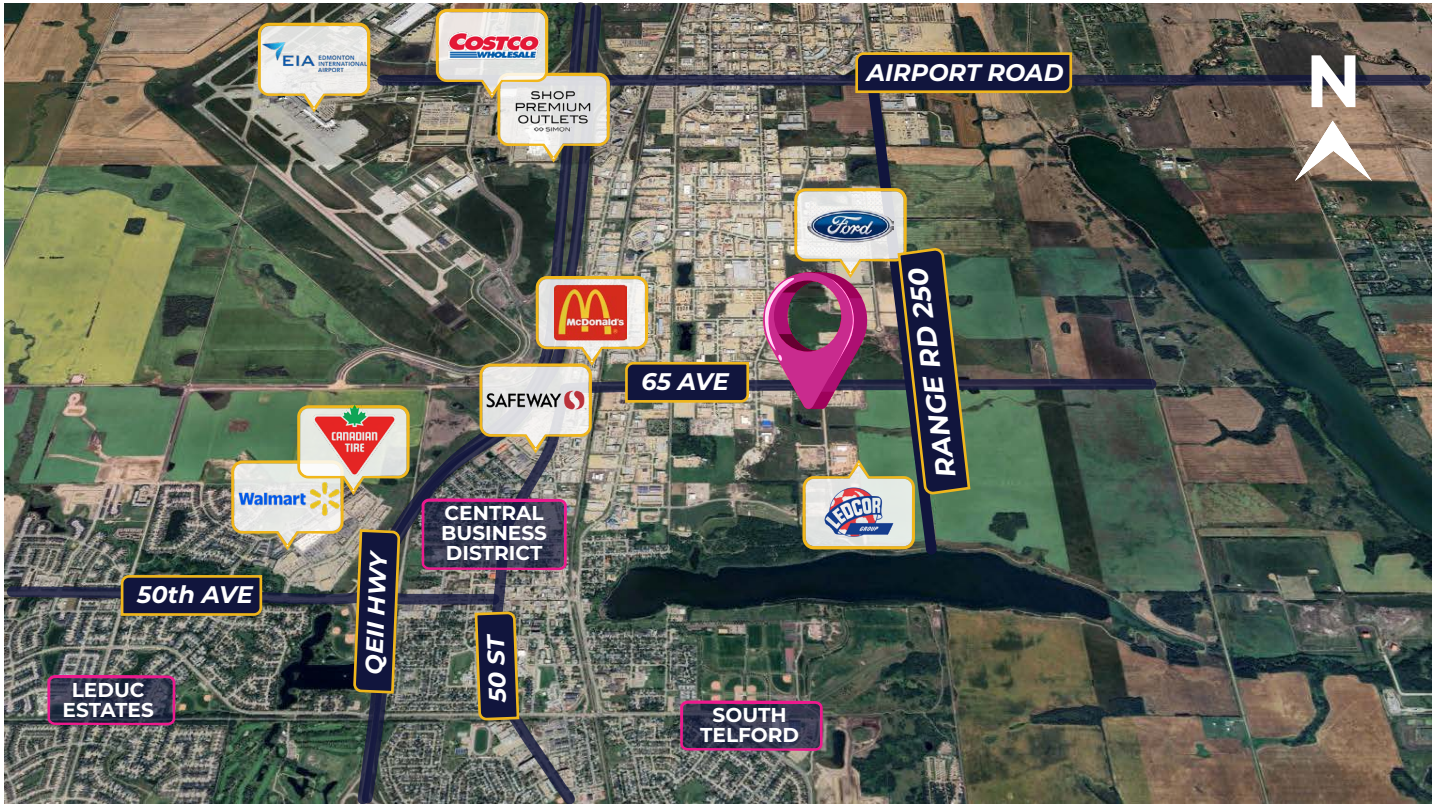


 **PROPERTY OVERVIEW**

6302, 6300, 6290 & 6103
35 Street, Leduc

Properties features:






**NEIGHBORHOOD
HIGHLIGHTS**

- Prime Development Opportunity – Serviced lots available in a growing industrial and commercial area.
- 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



Harvest Industrial Park is a modern, serviced industrial subdivision in Leduc offering:

- Ready-to-build lots
- Excellent highway and airport access
- Flexible industrial zoning
- Strong appeal for logistics, manufacturing, and service companies



Jim McKinnon
Broker / Partner
780-719-8183
jim@aicrecommercial.com

Erin Oatway
Partner / Associate
780-218-7585
erin@aicrecommercial.com