

SAWRIDGE

BUSINESS PARK

Take Flight

in Leduc's Newest Fully-Serviced Commercial & Industrial Business Park.



NOW SELLING STAGE 1

- > 17 lots available, starting at 0.91 acres in size.
- > **CBO & IL** zoning.

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SAWRIDGE

BUSINESS PARK

> 17 Fully-Serviced Lots

> Commercial Business Orientated (CBO)
& Light Industrial (IL) Zoning

SAWRIDGE

BUSINESS PARK



WELCOME TO SAWRIDGE BUSINESS PARK

Leduc's Newest Commercial Business Hub

Less than ten minutes to the Edmonton International Airport (YEG), Sawridge Business Park sits directly beneath the western flight path of Canada's fastest-growing international airport. With an existing transportation network that includes Highways 2, 2A and 39, this commercial and light industrial-zoned park is a proximal hub for any business or commercial enterprise.

Your Commute Just Got A Whole Lot Shorter

Located on the east side of the City of Leduc, Sawridge Business Park borders the north shore of Telford Lake. Less than 3 minutes from Leduc's downtown, 10 minutes from Nisku and only 15 minutes from south Edmonton, Sawridge Business Park brings the best of location *and* accessibility.

One With Nature

The City of Leduc published its Telford Lake Master Plan in 2010, providing a comprehensive strategy for the long term development and management of Telford Lake and its surrounding lands. As part of these lands, Sawridge Business Park offers tremendous opportunity to leverage this Master Plan and its amenities, which include multiways, trails and recreational facilities - all just steps from Sawridge Business Park.

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