ROUTE 60 INDUSTRIAL PARK
ACHESON INDUSTRIAL AREA

AVAILABLE

Build to Suit Lease Opportunities
2.09 Ac, 2.17 Ac, 5.84 Ac (can consolidate for up to 10.10 Ac), and 12.16 Ac

SE Section 33, Township 52, Range 26, W of 4th Meridian - Parkland County

HIGHLIGHTS

- Strategic location on Hwy 60, 1 km south of Hwy 16A
- Direct exposure to Hwy 60 with an average daily traffic count of 14,960 (AT-2012)
- Direct all-turns signalized access at Hwy 60
- Key transportation links include Hwy 16A, Hwy 16 (Yellowhead), Hwy 43, Hwy 44, Anthony Henday Drive, and Hwy 2
- No business tax in Parkland County
- Lowest commercial/industrial property tax rate in the greater Edmonton region, at nearly half that of the City of Edmonton
- Cost effective fully serviced land inclusive of stripping, rough grading, and in-place communal storm water management
- All lots zoned BI (Business Industrial District)
- Close proximity to the City of Edmonton and the CN Intermodal Facility

SERVICES

- Remington Development Corporation has constructed a heavy duty paved roadway with streetlights and service connections to city water and city sewer to the property line
- Power services and mains are underground allowing for high loads to Hwy 60
- Purchaser responsible for hook ups to power and natural gas mains within adjacent roadways
- Access to high speed data

AVAILABILITY

- All four remaining sites are shovel-ready for immediate development
- One site (2.09 Ac) is compacted, gravelled, and fenced

ROUTE 60 INDUSTRIAL PARK

BLOCK	LOT	ACRES	PRICE / ACRE
1	1	12.18	Sold
1	9	12.16	Build to Suit Opportunity Call 780.413.8266
2	15	8.81	Sold
2	17	8.83	Sold
2	19	9.99	Sold
3	2	2.09	Build to Suit Opportunity Call 780.413.8266
3	4	2.17	Build to Suit Opportunity Call 780.413.8266
3	6	2.17	Sold
3	8	2.17	Sold
3	10	2.17	Sold
3	12	2,34	Sold
3	23	1.73	Sold
3	25	1.72	Sold
3	27	2.09	Sold
3	29	5.84	Build to Suit Opportunity Call 780.413.8266
4	14	1.96	Sold
4	16	5.71	Sold
4	18	6.48	Sold
4	20	6.46	Sold
4	24	25.84	Sold
4	26	5.44	Sold
4	28	2.59	Sold
4	30	2.72	Sold
	TOTAL:	**134.43**	

REMINGTON DEVELOPMENT CORPORATION