

ROUTE 60 INDUSTRIAL PARK ACHESON INDUSTRIAL AREA

AVAILABLE	Build to Suit Lease Opportunity - <mark>LEASE PENDING</mark> Block 1, Lot 9, 12.16 Ac
	SE Section 33, Township 52, Range 26, W of 4^{th} 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 remaining sites are shovel-ready for immediate development





1112.18Sold1912.16Build to Suit Opportunity Call 780.413.82662158.81Sold2178.83Sold2199.99Sold322.09Sold342.17Sold362.17Sold382.17Sold3102.17Sold3122,34Sold3251.72Sold3272.09Sold3251.72Sold3295.84Sold4141.96Sold4145.71Sold4206.46Sold42425.84Sold4265.44Sold4265.44Sold4302.72Sold	BLOCK	LOT	ACRES	PRICE / ACRE
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4 16 5.71 Sold 4 18 6.48 Sold 4 20 6.46 Sold 4 20 6.46 Sold 4 20 5.46 Sold 4 24 25.84 Sold 4 26 5.44 Sold 4 28 2.59 Sold	3	29	5.84	Sold
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4 26 5.44 Sold 4 28 2.59 Sold	4	20	6.46	Sold
4 28 2.59 Sold	4	24	25.84	Sold
	4	26	5.44	Sold
4 30 2.72 Sold	4	28	2.59	Sold
	4	30	2.72	Sold

TOTAL: 134.43

