



ROUTE 60 INDUSTRIAL PARK ACHESON INDUSTRIAL AREA

AVAILABLE Build to Suit Lease Opportunity - **LEASE PENDING**
Block 1, Lot 9, 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 remaining sites are shovel-ready for immediate development





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	Sold
3	4	2.17	Sold
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	Sold
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

