



# LAND for SALE/BUILD TO SUIT

**QEII** Business Park

## Property Highlights

- Build to Suit opportunity available
- Industrial zoned land (IND)
- Leduc County boasts the lowest property taxes in the greater Edmonton area
- Direct access to major transportation routes including QEII Highway, Anthony Henday Drive and Edmonton International Airport.

## Zoning | Industrial (IND)

Permitted Uses include Automotive/Equipment Repair, Business Office, Cannabis Production Facility, Cannabis Retail Store, Cannabis Storage & Distribution Facility, Contractor Service, Equipment Sales & Service, Gas Bar, Manufacturing Limited Indoor, Personal & Health Care Services, Recycling Depot, Service Station Minor, Utility Service Minor, Warehousing & Storage.

**INQUIRIES**

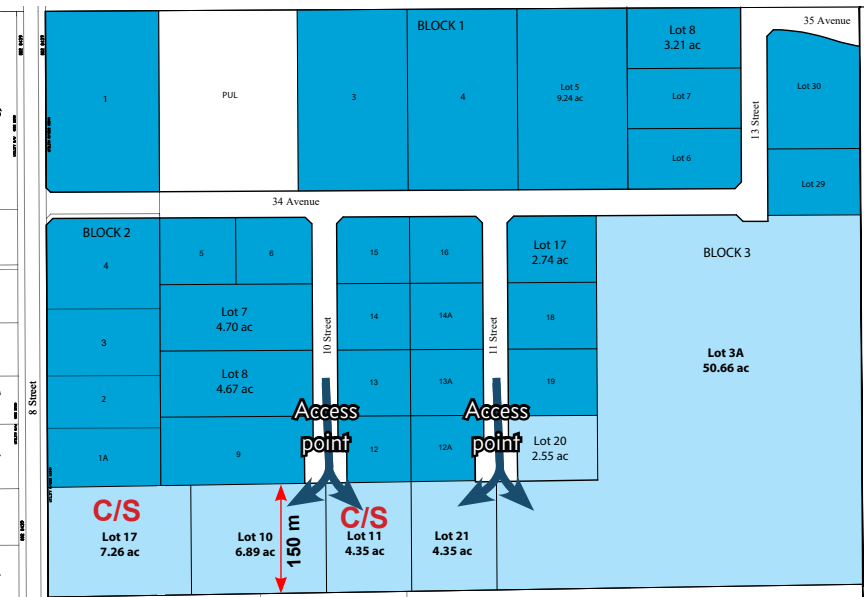
CONTACT US TODAY  
FOR MORE INFORMATION

**Patricia Cayen**

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**Hopewell**<sup>TM</sup>  
DEVELOPMENT

**LEGEND**  AVAILABLE  SOLD



Ideally positioned along the Nisku Spine Road with quick and easy access to all major arterial roadways including the 41st Avenue interchange, QEII highway and Anthony Henday Drive.

This area has quickly become a prominent industrial hub bordering the Edmonton City limits with competitive property tax rates in comparison to the City of Edmonton.

## THE NAME TO TRUST FOR QUALITY & SERVICE HOPEWELL DEVELOPMENT

**Hopewell**  
DEVELOPMENT

Headquartered in Calgary with offices in Toronto and Phoenix, Hopewell Development LP ("Hopewell") is the commercial development division of the Hopewell Group of Companies. For almost 30 years, businesses of all sizes and in all industries have trusted Hopewell, one of North America's leading commercial developers, to deliver intelligent and highly personalized real estate solutions.

From site selection, planning and design, to financing, construction management and leasing, Hopewell's team of experienced associates delivers customized solutions that meet the needs of tenants and owners through every phase of the development process.

Hopewell has an extensive track record in all aspects of commercial real estate development and currently has active projects in various stages of development in Vancouver, Edmonton, Calgary, Winnipeg, Toronto, Phoenix, Las Vegas and Dallas/Fort Worth.

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