41st Avenue Interchange

QEII HWY

35 Avenue

34 Avenue

8 Street

10 Street

11 Street

Spine Road

Access point

50.66 ac

C/S 2.55 ac

6.89 ac

FIRM 4.35 ac

4.35 ac

2.55 to 50 acres

LAND for SALE/BUILD TO SUIT

QE II 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.
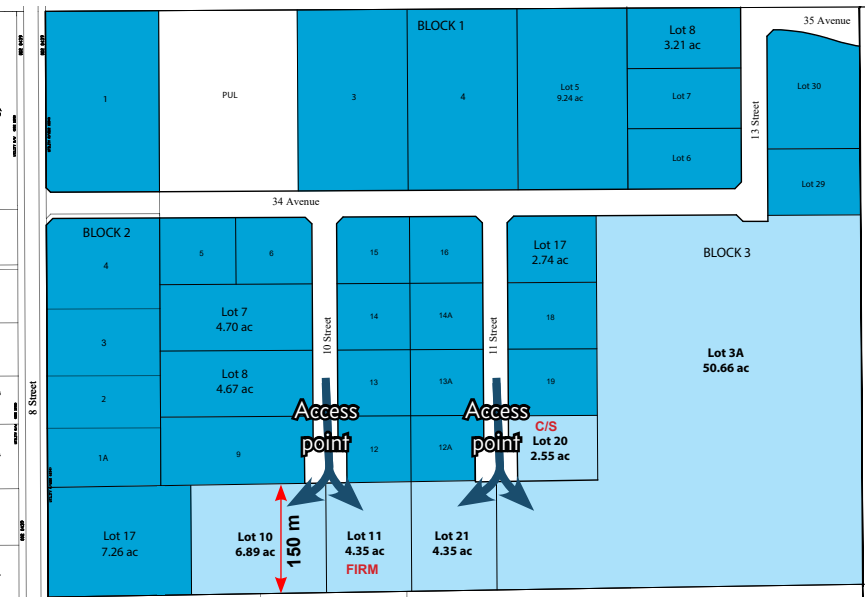
Zoning | Industrial (IND)

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, SENIOR DIRECTOR, INDUSTRIAL LEASING
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HopewellDevelopment.com

Hopewell DEVELOPMENT

LEGEND

■ AVAILABLE　　■ SOLD

BLOCK 1

Lot 8 3.21 ac

Lot 5 9.24 ac

Lot 7

Lot 6

Lot 30

Lot 29

35 Avenue

13 Street

34 Avenue

BLOCK 2

Lot 7 4.70 ac

Lot 8 4.67 ac

Lot 17 2.74 ac

BLOCK 3

Lot 3A 50.66 ac

10 Street

11 Street

Access point

Access point

C/S Lot 20 2.55 ac

150 m

8 Street

Lot 17 7.26 ac

Lot 10 6.89 ac

Lot 11 4.35 ac FIRM

Lot 21 4.35 ac

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.

Edmonton City Limit 41st Avenue SW

QEII HWY

Spine Road

QEII Business Park

Edmonton International Airport

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 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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QEII Business Park