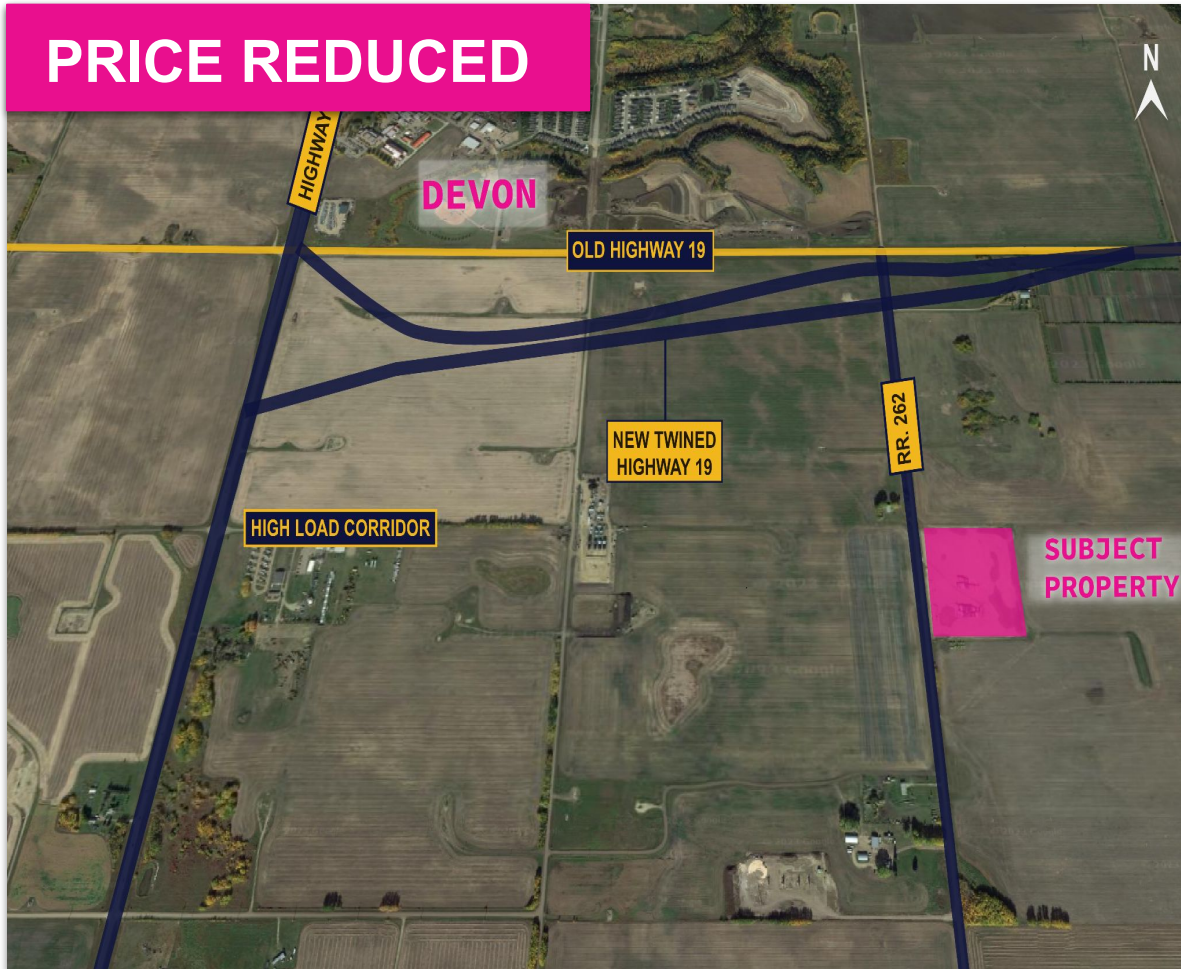


# FOR SALE

## South Of Devon Industrial Land

Range Road 262 1/2 Mile South of Highway 19, Leduc County, AB

PRICE REDUCED



### SOUTH OF DEVON - NISKU WEST

Located just 10 minutes away from Devon, Leduc, Nisku and the Edmonton International Airport, this development-ready industrial land is perfect for a purchaser looking to be part of the Alberta's industrial action.

- 12.75 ACRES OF YARD SPACE
- INDUSTRIAL ZONING
- COMPACTED CLAY BASE, READY FOR STORAGE USE
- 1/2 MILE TO THE HIGH LOAD CORRIDOR
- HIGHWAY 19 TWINNING PROJECT PLANNED FOR COMPLETION LATE 2022
- LOCATED WITHIN THE APPROVED SOUTH OF DEVON INDUSTRIAL ASP

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# Prime Development

## Leduc Nisku Market Highlights

### TRANSPORTATION HUB



Easy access to QEII, EIA and direct access to the CANAMEX corridor to the US and Mexico and two intermodal rail yards make the region a logical, efficient, and economical transportation hub.

### 25,000,000 SF MARKET INVENTORY



A mix of land uses and complementary businesses in one of the world's largest energy-focused Industrial Parks.

### HEAVY INDUSTRIAL LAND



The ability for heavy industrial companies to conduct their business in a friendly and safe location - the ideal home for Energy Service, Fabrication and Manufacturing businesses.

### WAREHOUSING & SUPPLY CHAIN



Join Amazon and Ford Distribution in locating your business in state-of-the-art, energy-efficient facilities.

### EDMONTON INTERNATIONAL AIRPORT



The largest landmass of any Canadian airport, this busy inland port has uncongested access by rail from Prince Rupert/Vancouver and onward by air or truck to all points in Canada and the US.

### PORT ALBERTA



Where Industry lives and works in a tax-friendly environment. Home to COSTCO, Premium Outlet Mall and Century Mile Racetrack & Casino

### HIGH LOAD CORRIDOR (HLC)



The HLC consists of designated highways that have had the overhead utility lines raised to accommodate higher loads. Running through the heart of Nisku with access to Grande Prairie and Fort McMurray in the north.

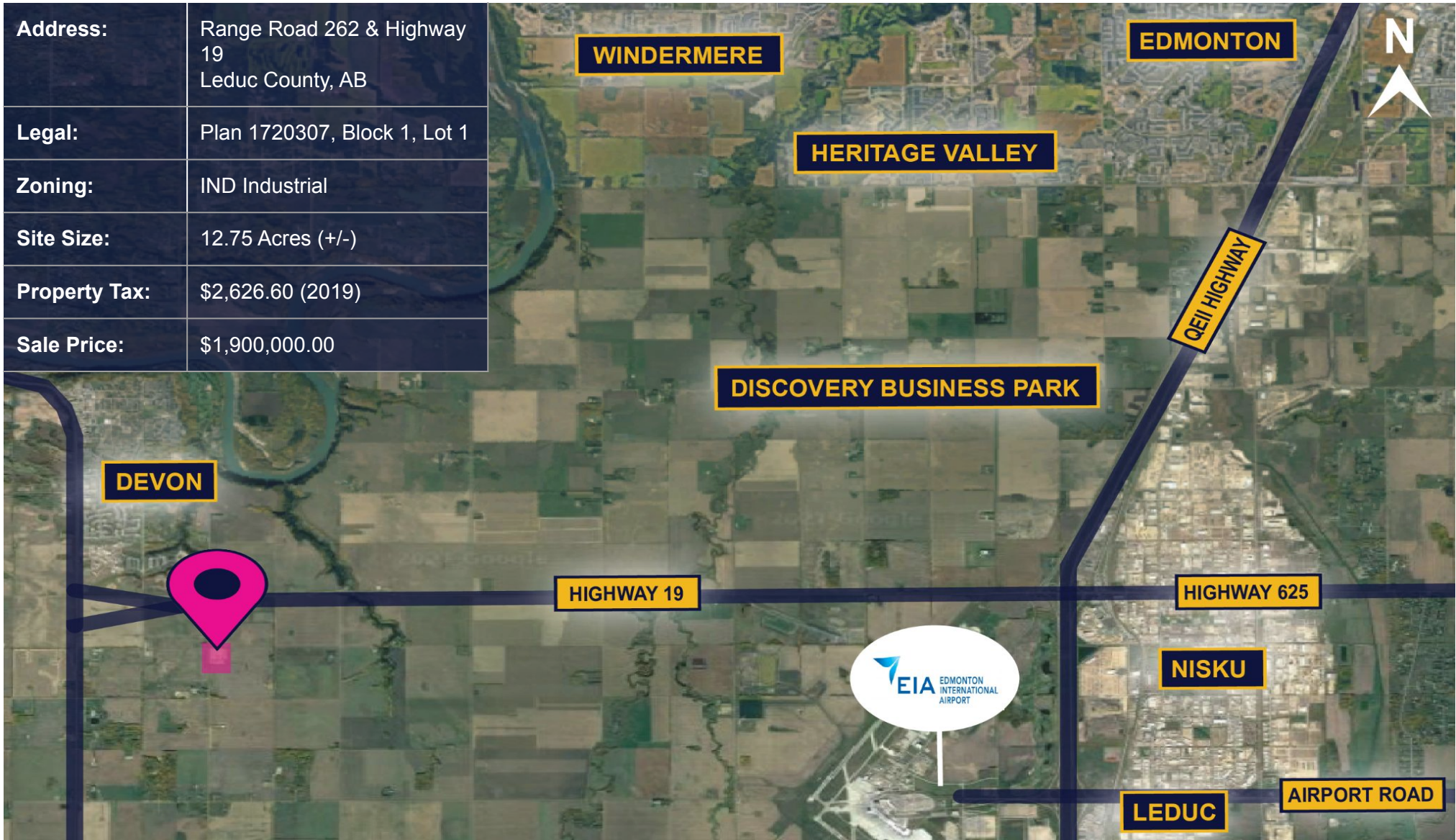
### COMMERCIAL OPPORTUNITIES



Where Industry lives and works in a tax-friendly environment. Home to COSTCO, Premium Outlet Mall and Century Mile Racetrack & Casino

# Property Details

<b>Address:</b>	Range Road 262 & Highway 19 Leduc County, AB
<b>Legal:</b>	Plan 1720307, Block 1, Lot 1
<b>Zoning:</b>	IND Industrial
<b>Site Size:</b>	12.75 Acres (+/-)
<b>Property Tax:</b>	\$2,626.60 (2019)
<b>Sale Price:</b>	\$1,900,000.00



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