



FREEPORT INDUSTRIAL PARK

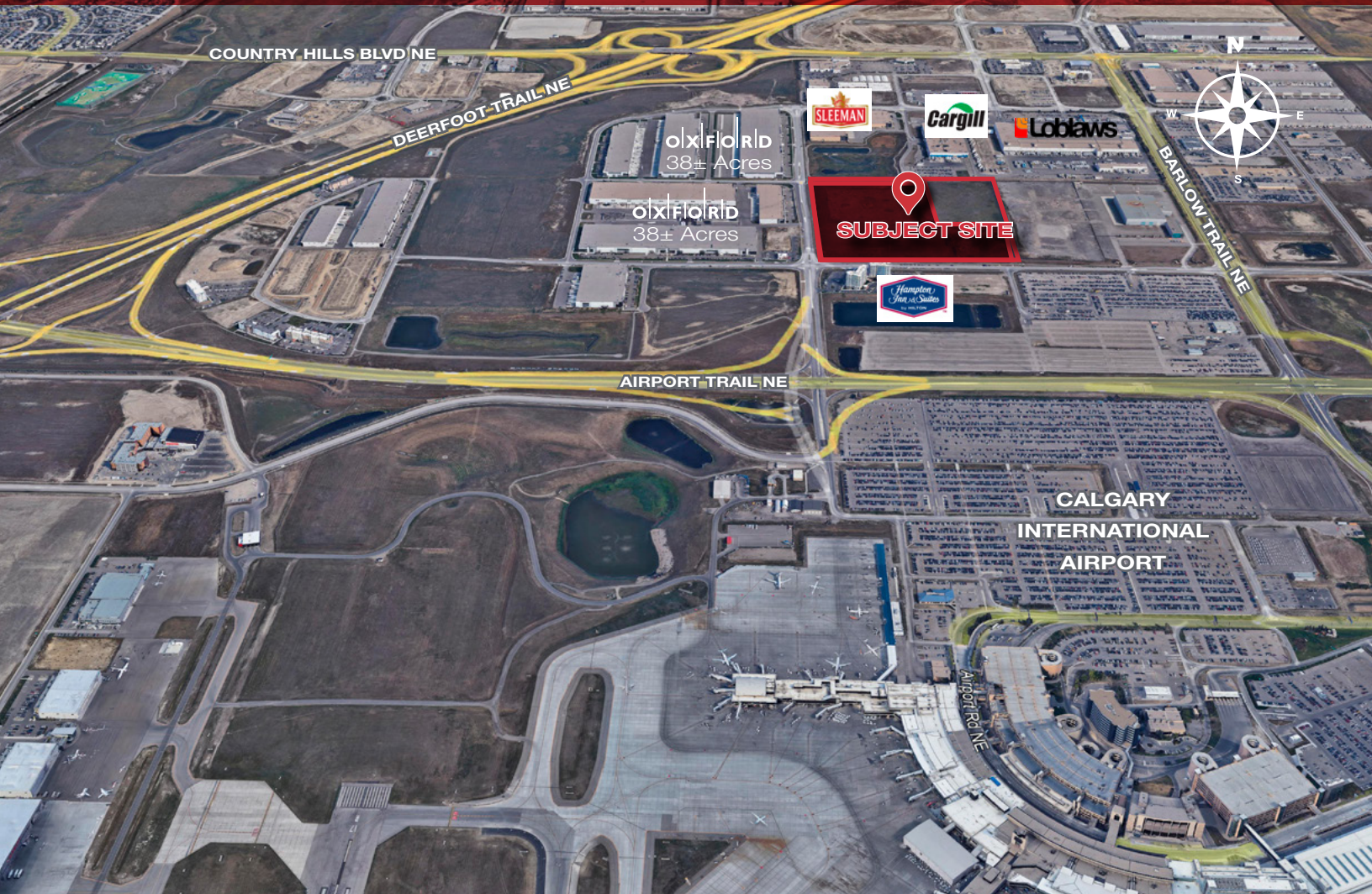
INDUSTRIAL LAND | 37.31 +/- Acres

Development Site For Sale

Build-to-Lease or Built-to-Suit Options

THE OPPORTUNITY

- » Located 1 block north of Airport Trail NE at 19th Street NE as part of a busy industrial developing area.
- » Surrounded by many new developments including Oxford Airport Industrial Park, Loblaws distribution, Sleeman’s Brewery, Brandt Machinery and number of Hotels.
- » Zoned Industrial General (I-G). Services at property line.
- » Excellent access to Deerfoot Trail and other main thoroughfares.
- » Various options available including built-to-lease and built-to-suit, by working with an established industrial/commercial properties builder.



2020 100 Avenue NE

Legal Description	Plan 920HT, Block A
Current Zoning	Industrial General (I-G)
Location	Freeport Industrial Park
Site Size	37.31 +/- Acres
PRICE	Market Please call for more information

- » The site is located in the Northeast part of Calgary in the Freeport Industrial Park. This site has convenient access to Deerfoot Trail, located above the Calgary International Airport and just 25 min to the downtown core. Surrounding businesses include large distribution centers, factories and breweries. With over 37 acres of land, there is plenty of opportunities for industrial development.
- » Proposed concept development can include **592,700 Sq Ft - Distribution Buildings & 64,640 Sq Ft - Gas Station/Car Wash/Store**
- » Surrounded by new development including Oxford Airport Industrial Park, Loblaw's distribution, Sleeman's Brewery, Brandt Machinery and Hotels.

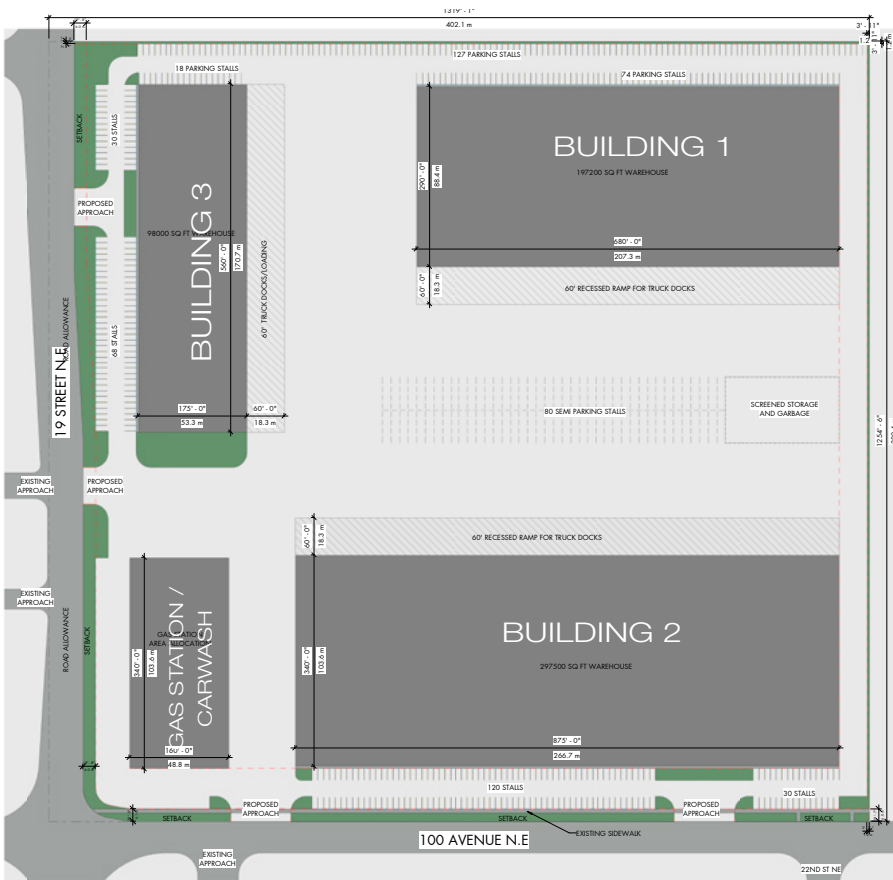
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PROPOSED CONCEPT DEVELOPMENT



- BUILDING 1** **197,200 Sq Ft Warehouse**
 Dimensions: 780' x 290'
 60' Recessed Ramp For Truck Docks
- BUILDING 2** **297,500 Sq Ft Warehouse**
 Dimensions: 912' x 340'
 60' Recessed Ramp For Truck Docks
- BUILDING 3** **98,000 Sq Ft Warehouse**
 Dimensions: 560' x 175'
 60' Recessed Ramp For Truck Docks

GAS STATION / CAR WASH / STORE **Area Allocation**
 Dimensions: 404' x 160'

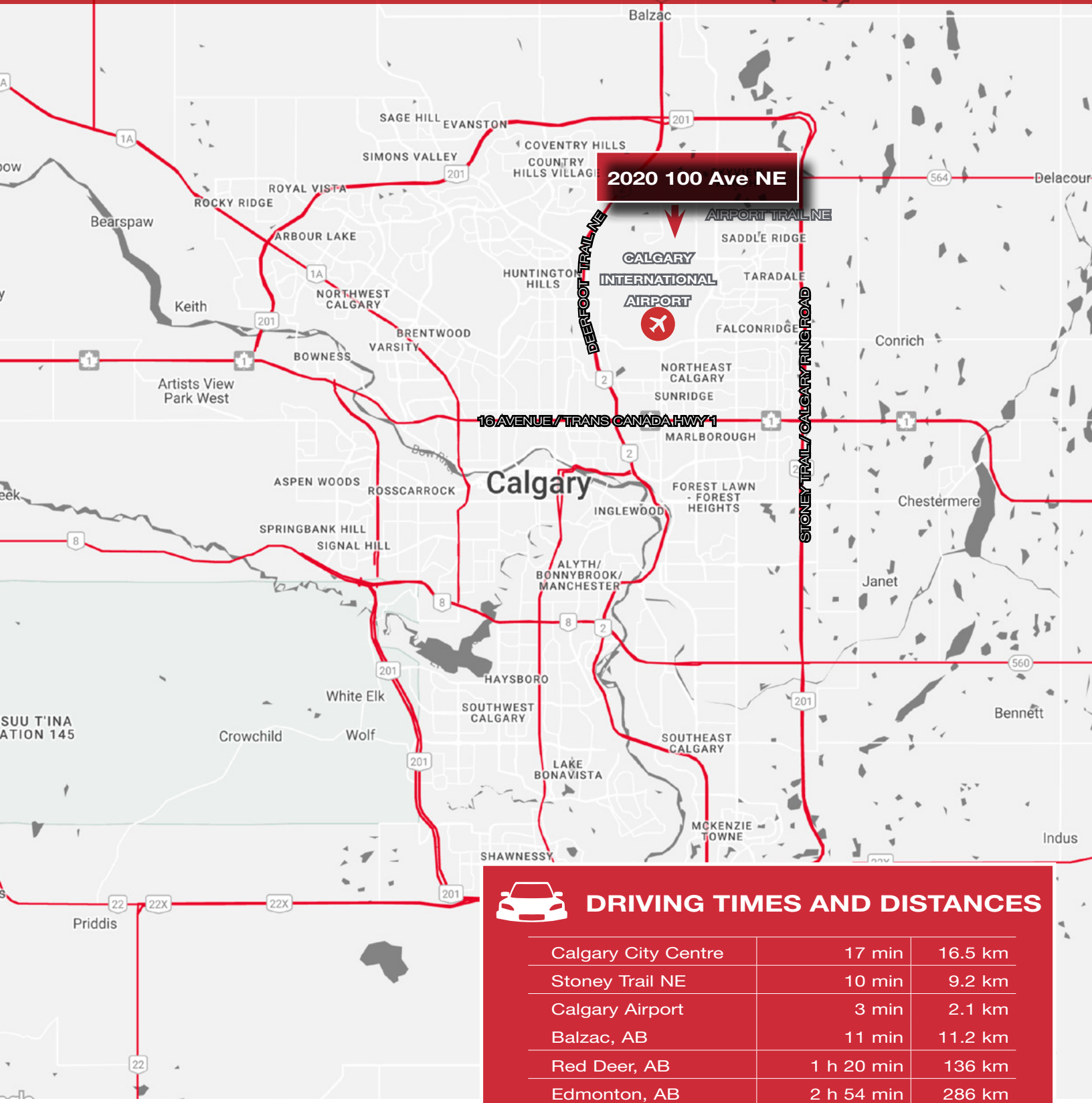
PARKING **449**
 # SEMI TRUCK PARKING **80**

CONCEPTUAL DRAWINGS PROVIDED BY:

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DRIVING TIMES AND DISTANCES

Calgary City Centre	17 min	16.5 km
Stoney Trail NE	10 min	9.2 km
Calgary Airport	3 min	2.1 km
Balzac, AB	11 min	11.2 km
Red Deer, AB	1 h 20 min	136 km
Edmonton, AB	2 h 54 min	286 km

CONTACT US

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