FREEPORT INDUSTRIAL PARK INDUSTRIAL LAND | 37.31 +/- Acres

Development Site For Sale Build-to-Lease or Built-to-Suit Options

» 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, Loblaws distribution, Sleeman's Brewery, Brandt Machinery and Hotels.

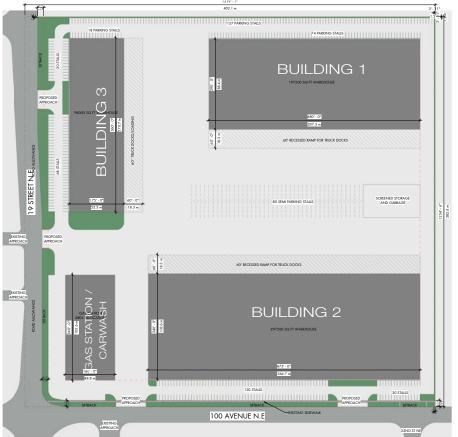
Jim Balfour, Senior Associate jbalfour@naiadvent.com cell (403) 988-7012 Aaron Gunn, Senior Associate agunn@naiadvent.com cell (403) 200-4026 Tom Gorman, Broker tgorman@naiadvent.com Cell (403) 461-1618







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 **Area Allocation** CAR WASH

Dimensions: 404' x 160' STORE

PARKING 449

SEMI TRUCK 80 PARKING

CONCEPTUAL DRAWINGS PROVIDED BY:



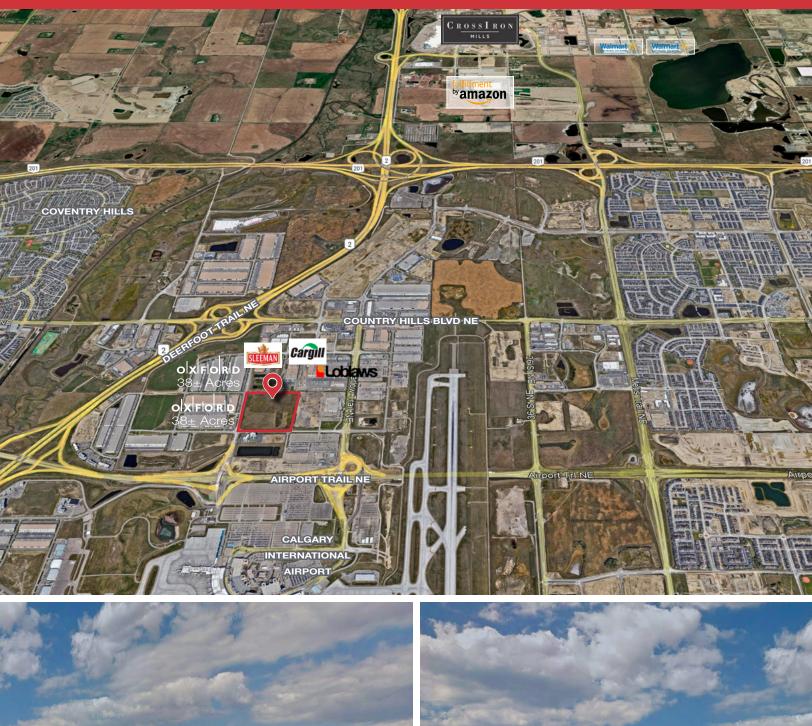
James Savage

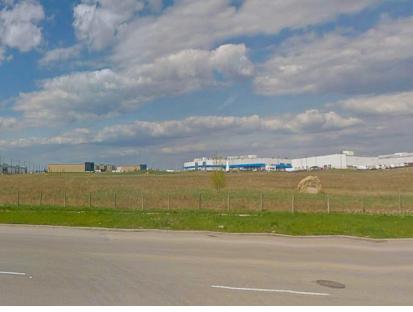
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2020 100 AVE NE | CALGARY, ALBERTA

NAIAdvent







NAl Advent 2020 100 AVE NE | CALGARY, ALBERTA Balzac SAGE HILL EVANSTON COVENTRY HILLS SIMONS VALLEY COUNTRY HILLS VILLAGI 2020 100 Ave NE Delacour ROYAL VISTA ROCKY RIDGE Bearspaw ARBOUR LAKE SADDL'E RIDG **CALCARY** HUNTINGTON INTERNATIONAL TARADAL HILLS NORTHWEST AIRPORT Keith FALCONRIDGE BRENTWOOD Conrich VARSIT BOWNESS NORTHEAST CALGARY Artists View SUNRIDGE Park West 16 Avenue/Tirans canada.hwy1 MARLBOROUGH Calgary ASPEN WOODS FOREST LAWN - FOREST HEIGHTS ROSSCARROCK Chestermere INGLEWOOD SPRINGBANK HILL SIGNAL HILL ALYTH/ BONNYBROOK Janet MANCHESTE HAYSBORO White Elk SOUTHWEST Bennett SUU T'INA ATION 145 CALGARY Wolf Crowchild SOUTHEAST LAKE MCKENZIE TOWNE Indus SHAWNESSY **DRIVING TIMES AND DISTANCES** Priddis Calgary City Centre 17 min 16.5 km Stoney Trail NE 10 min 9.2 km

CONTACT US

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Calgary Airport

Balzac, AB

Red Deer, AB

Edmonton, AB

Tom Gorman, Broker tgorman@naiadvent.com Cell (403) 461-1618

2.1 km

11.2 km

136 km

286 km

3 min

11 min

1 h 20 min

2 h 54 min

