

53.51 AC of Industrial Land For Sale

BUILD-TO-SUIT OPTIONS AVAILABLE

CITY OF AIRDRIE, ALBERTA



east points

COMMERCIAL CENTRE

PHASE 1: 26.54 AC

PHASE 2: 26.97 AC



HIGHFIELD

CBRE



East Points Industrial

Located immediately on the east side of the City of Airdrie, East Points Commercial Centre is a master-planned commercial centre and will be the new home for distribution centres and light manufacturing facilities. Build-to-suit options are available, and with advanced infrastructure and innovative site design features, East Points Commercial Centre is a rare opportunity for small, medium industrial or manufacturing businesses. The lots are fully-serviced, including sanitary and potable water. Electric power, natural gas, telephone, and high-speed internet services are located near the Centre and will be provided by local utility companies















HIGHFIELD



CBRE





-  Available Lots
DC Industrial
Employment District
-  P-2 Public Facilities District
-  R1L Single Detached District
-  R1 Single Detached District
-  R1-U Single Detached
-  R2 Low Density District
-  R2-T Townhouse
Residential District
-  MF Middle-Rise Multifamily
Residential District
-  R1-E Single Detached District -
Estate Residential
-  Plan Area Boundary
-  3.0 Regional Pathway
-  Proposed Transit Stop

Offering Highlights

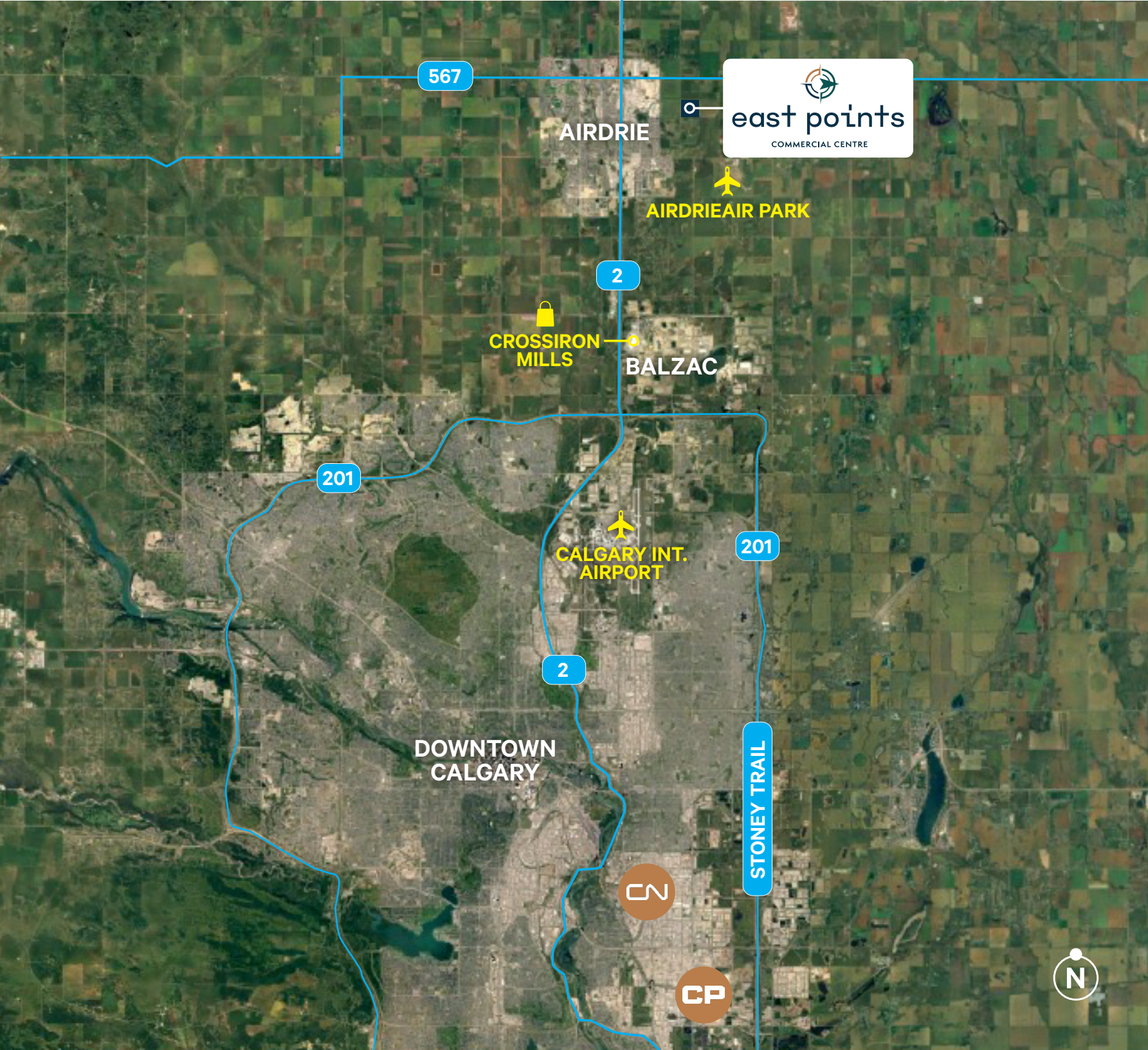
-  Subdivision approval expected by Q3 2025.
-  Lot layouts are 4 – 6 acres +/- each and can be combined and configured together for larger scale users.
-  Construction commencement in May 2024.
-  Lots available for construction utilizing temporary construction access in September of 2024.
-  Construction of Roads, Water, Sanitary and utilities will be complete by June 30, 2025 in time for final occupancy.
-  Lots are being offered at \$550,000 per acre and will be:
 - Stripped and graded to the vendors base grade at a slope of 1 to 3% across the site.
 - Water and wastewater will be available for the user to stub into within the road abutting the property line.
 - Shallow Utilities (Electricity, Gas and Fiber) will be available in the utility right-of-way.
-  Strong skilled and local labor force to draw from.
-  Additional Information available upon request.

Location & Connectivity

East Points Commercial Centre is conveniently located in close proximity within the City of Airdrie where it benefits from the city's diverse labour pool, also drawing from the Rocky View County and north Calgary. It's surrounding amenities include CrossIron Mills mall. This mega-mall is the third largest enclosed shopping centre in Alberta and consists of 1.1 MSF square feet of retail space. Amenities are easily accessed in Northeast Calgary via Dwight McLellan, future TWP RD 261, Highway 2, and Stoney Trail (Ring Road).

DRIVE TIMES

Highway 2	5 Minutes
Stoney Trail (HWY 201)	5 Minutes
Downtown Calgary	20 Minutes
Calgary International Airport	15 Minutes
CrossIron Mills	5 Minutes
CN Intermodal Terminal	20 minutes
CP Intermodal Terminal	25 minutes



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