

BEST VALUE IN THE  
GREATER CALGARY AREA

# LOTS FOR SALE H/GLAND PARK INDUSTRIAL

Developed by **Beedie/**



Marketed by

**CBRE**



# East Lands at Highland Park Industrial

Airdrie, AB

## OPPORTUNITY

Highland Park Industrial presents an opportunity to acquire the best priced, fully serviced industrial lots in the greater Calgary area. Developer flexibility, no build-commitment and the ability for custom design-build offers your business a one-of-a-kind opportunity.

- Flexible lot sizes starting at 2 acres
- Professionally developed, master planned park

## LOCATION

Located in northeast Airdrie, Highland Park Industrial is a 220-acre industrial park offering excellent access to major transportation networks, a strong local labour force, and nearby amenities.



### DRIVE TIMES

- Immediate access to QEII Highway
- 10 minutes to CrossIron Mills
- 11 minutes to Stoney Trail
- 18 minutes to the Calgary International Airport
- 20 minutes to the TransCanada Highway
- 25 minutes to Downtown Calgary
- 25 minutes to Calgary Foothills Industrial Park

\*Times are approximate and subject to traffic.



### PARK NEIGHBOURS

- Costco Distribution Canada
- Belron Canada
- TransCanada Turbines
- The City of Airdrie RCMP
- Global Controls Inc.

## PARK HIGHLIGHTS



**LOT SIZES**  
2 - 36 acres



**ZONING**  
IB-2 - Industrial Park Employment District



**CONSTRUCTION**  
No build commitment



**SERVICE**  
Fully serviced



**AVAILABILITY**  
Subdivided in 6-8 months




**PROPERTY TAX**  
Significant savings

# AVAILABLE LOTS

## CONTEXT PLAN

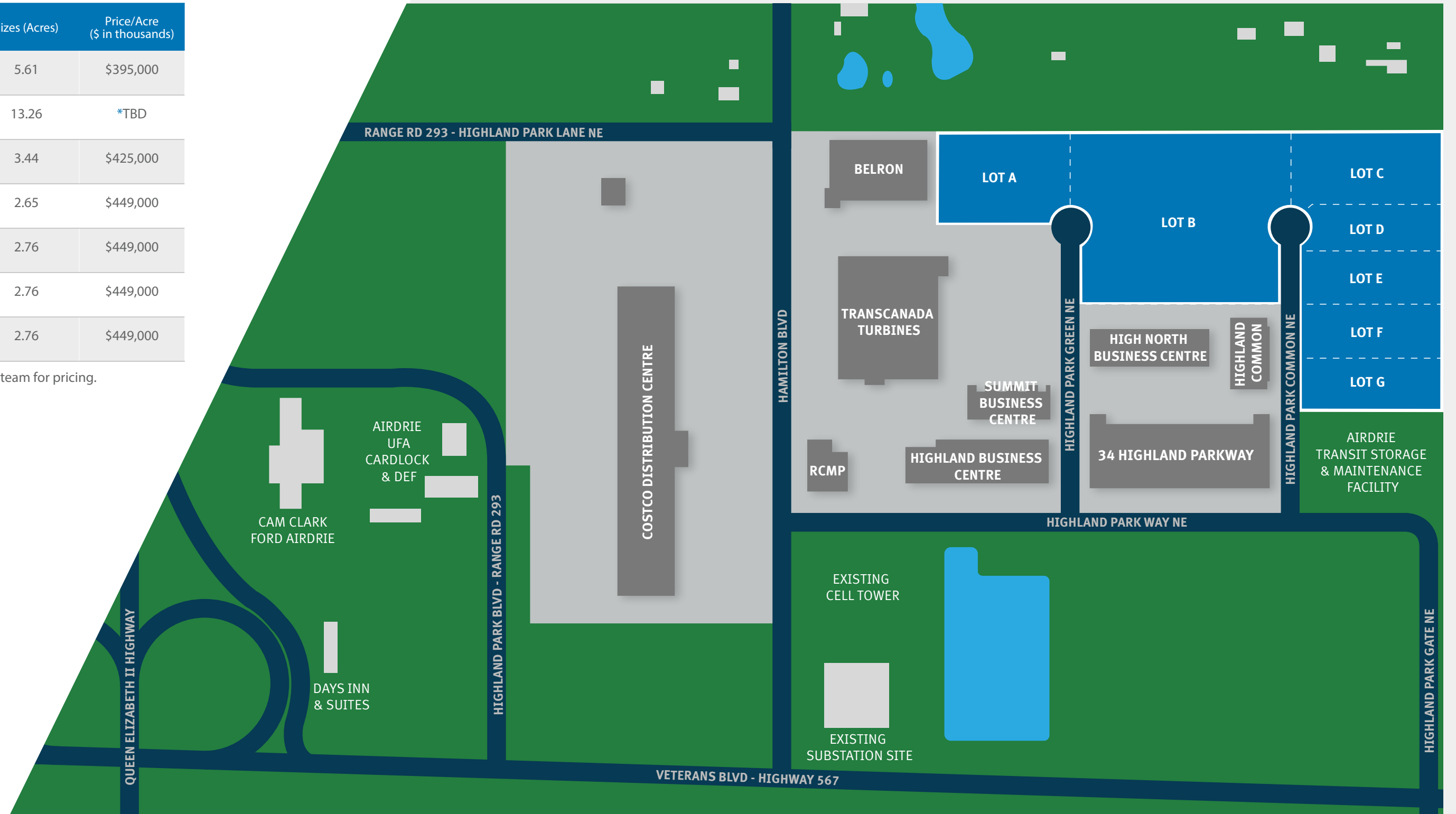
LEGEND

 Highland Park Industrial East Lands

 Neighbouring Businesses

Lots	Sizes (Acres)	Price/Acre (\$ in thousands)
A	5.61	\$395,000
B	13.26	*TBD
C	3.44	\$425,000
D	2.65	\$449,000
E	2.76	\$449,000
F	2.76	\$449,000
G	2.76	\$449,000

\*Please contact listing team for pricing.

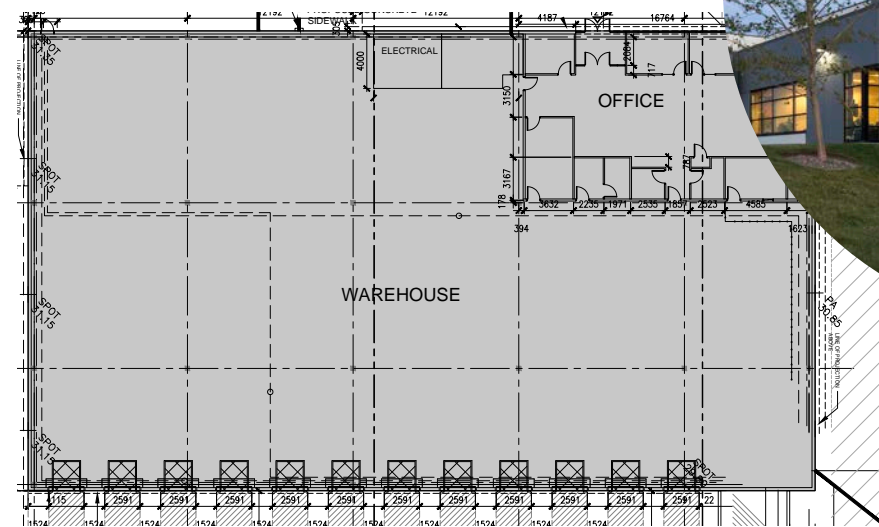


## BRING YOUR VISION TO LIFE

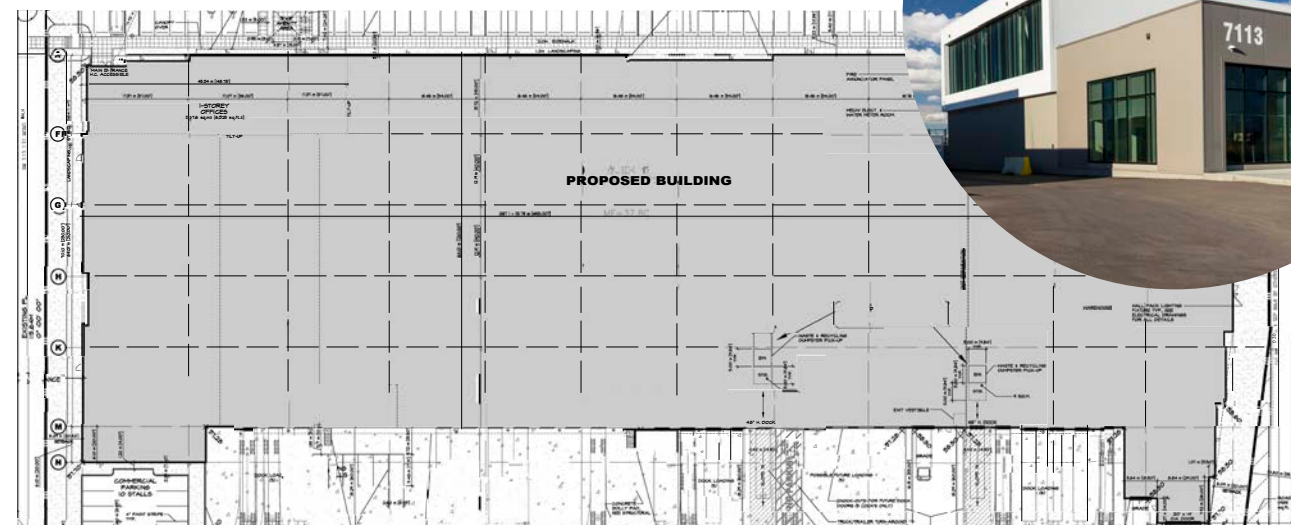
### VARIOUS BUILD-TO-SUIT OPPORTUNITIES AVAILABLE:

- Design-build to lease or own
- Flexible developer & park guidelines
- Various sizes & configurations available

### PROPOSED LAYOUT FOR A 21,000 SF BUILDING



### PROPOSED LAYOUT FOR A 138,000 SF BUILDING



# Beedie/

Since 1954, we've combined innovation and craftsmanship to bring new possibilities to life. Today, we are one of Western Canada's largest industrial and residential developers, having completed more than 30 million square feet of new development. Our integrated structure allows us to implement the highest construction and design standards, and our legacy of relationship building enables us to deliver projects that drive commercial value.

As we grow our operations across North America, we are pleased to announce that we have industrial building opportunities available in British Columbia, Alberta, Ontario, and now Las Vegas, Nevada.

BUILT FOR TODAY.  
BUILT FOR TOMORROW.  
BUILT FOR GOOD.



# HIGHLAND PARK INDUSTRIAL

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