

INDUSTRIAL LAND FOR

SALE | LEASE | BUILD TO SUIT

- » 2.5 TO 100+ ACRES | IMMEDIATE POSSESSION AVAILABLE
- » \$350,000 PER ACRE | NO BUSINESS TAX | **SIGNIFICANTLY LOWER PROPERTY TAXES**
- » ABILITY TO ACCOMMODATE BIG BOX DISTRIBUTION FACILITIES



KEY DEVELOPMENT FEATURES:

PRICE: \$350,000 per acre

LAND: 525 Acres

MUNICIPALITY: Rocky View County, AB

DEVELOPED: 80 acres

ZONING: Industrial Activity (I-IA) - Rocky View

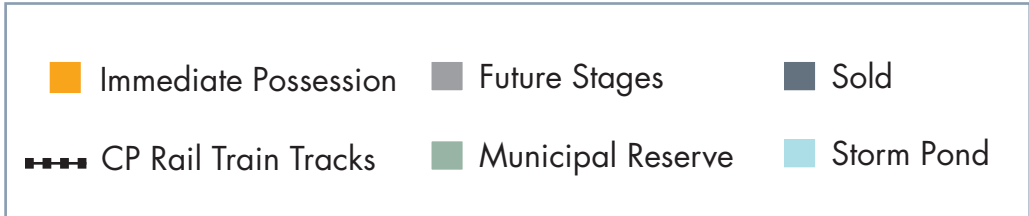
LOT SIZES: 2.5 to 100+ acres

LOCATION: 9 km east of Calgary limit on Hwy 22x

RAIL: On CP Rail mainline

- No Business Tax / **Significantly** Lower Property Taxes
- Flexible Industrial Zoning
- Excellent Access to Regional Transportation Routes
- 10 minutes from Ring Road & Highway 2 Connections
- 10 minutes from SE Calgary Industrial & Residential
- Large parcel opportunities
- Lots sold rough graded
- Storm water discharge permitted from Lots
- Power, gas & fibre optic communications
- Underground Storm Design (curb & gutter)

Various Lot Sizes & Flexible Industrial Zoning





Lot Size (Acres)	Legal Description	Purchase Price*
2.43	Lot 8 , Block 1	\$850,500
2.44	Lot 8, Block 3	MARKET
2.46	Lot 9 , Block 1	MARKET
2.46	Lot 27, Block 4	MARKET
3.21	Lot 1, Block 1	MARKET
4.94	Lot 25, Block 4	\$1,729,000
5.26	Lot 15, Block 2	\$1,841,000
6.47	Lot 3, Block 1	\$2,264,500
7.76	Lot 9, Block 2	\$2,716,000

*Price subject to change

OPERATING COSTS

- NO business taxes, SIGNIFICANTLY LOWER property taxes, NO Utility Franchise Fees
- SAVE OVER 50% on operating costs versus a comparable facility located in the City of Calgary

ZONING

- Lots sizes vary from 2.5 acres and greater; flexible industrial zoning
- Outside storage lots (ie. equipment storage, pipe yards) are permitted
- No building commitments in place

SERVICING

- 11.5m wide paved internal roads with concrete curb & gutter design (no roadside ditches)
- Lots are rough graded with electricity, gas and fibre optic communication along all internal roads
- Storm water discharge is permitted from lots into an underground collection trunk in the roadway
- On site holding tanks are required for sanitary. Water supply is via cistern and/or water well

Drive Time Schedule

Rocky View County Industrial Areas

INDUSTRIAL AREA	DRIVE TIME TO:								
	Nearest Residential Communities		Nearest C-Train Station	Stoney Trail Ring Road	Calgary Airport	Foothills Industrial Area	CN Rail Yard	CP Rail Yard	Downtown Core
BALZAC Rocky View County	<ul style="list-style-type: none"> Redstone NE (10min) Coventry Hills NW (15min) Panorama Hills NW (15min) Evanston NW (15min) 		14min 160 Ave N Station	8min	17min	27min	32min	28min	29min
CONRICH Rocky View County	<ul style="list-style-type: none"> Coral Springs NE (10min) Falconridge NE (10min) Temple NE (11min) Monterey Park NE (11min) 		19min McKnight Blvd. Station	8min	24min	18min	0min	21min	27min
FULTON Rocky View County	<ul style="list-style-type: none"> Mahogany SE (11min) Auburn Bay SE (11min) New Brighton SE (11min) McKenzie Towne SE (11min) 		11min Auburn Bay / Mahogany Station	8min	38min	15min	20min	19min	33min
SHEPARD Rocky View County	<ul style="list-style-type: none"> New Brighton SE (11min) McKenzie Towne SE (11min) Mahogany SE (12min) Auburn Bay SE (12min) 		14min South Hill Station	6min	31min	12min	17min	12min	29min
FRONTIER / JANET / 84TH STREET Rocky View County	<ul style="list-style-type: none"> Erin Woods NE (7min) Dover Glen NE (10min) Applewood Park NE (10min) Forest Lawn NE (10min) 		12min Lynnwood Millican Station	2min	32min	8min	12min	11min	21min



SPEC. BUILDING JAN 2019

Excellent Access to Regional Transportation Routes



fulton industrial
Fulton Industrial Park - Rocky View County, Alberta

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



LOCAL EXPERTISE MATTERS

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