



**HIGHWAY EXPOSURE
LOTS AVAILABLE**

Southview Industrial Park

HIGHWAY 16A AND WEST OF HIGHWAY 60, ACHESON, ALBERTA

LOCAL FOCUS

Southview Industrial Park, Panattoni Development Company's latest large industrial subdivision project, is situated just west of the City of Edmonton in Acheson, Alberta.

The lots are fully serviced, stripped, graded and permit ready for construction. Zoning allows for various industrial uses including outside storage. Lots are available for sale and build-to-suit.

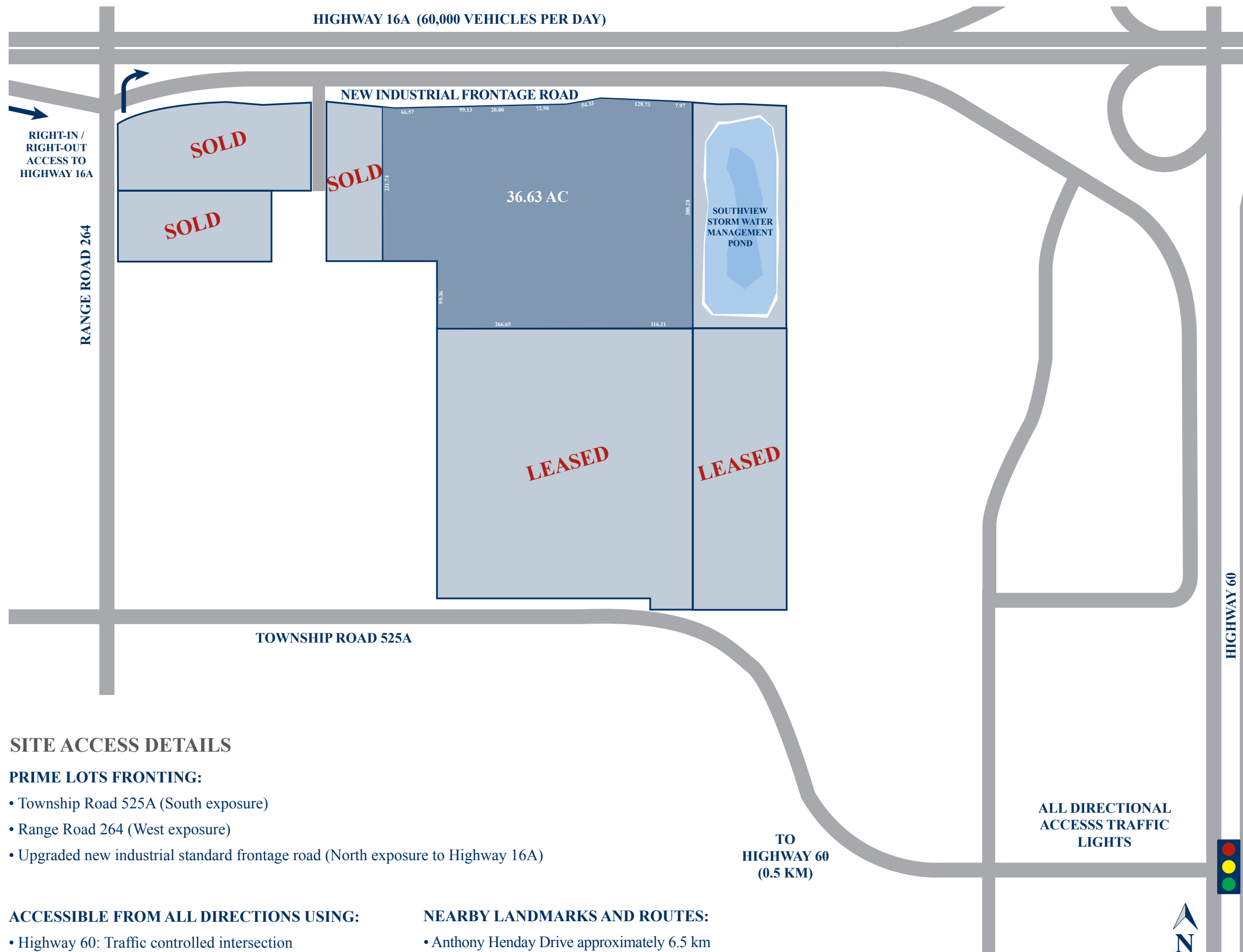
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HIGHWAY EXPOSURE LOTS AVAILABLE



Southview Industrial Park

RANGE ROAD 264 & HIGHWAY 16A,
ACHESON, ALBERTA

LOT DETAILS

- AVAILABLE AREA:**
- Up to 36.63 acres available for development.
 - Lot area to be subdivided to suit, minimum lot size is 4.8 acres.

- ZONING:**
- BI, which can accommodate a variety of industrial uses including outside storage.

- LOT SERVICES:**
- Municipal water and sanitary, storm water management, power, natural gas, and telecommunications.

- SITE CONDITIONS:**
- Stripped of major overburden and rough-graded.

- OFF-SITE CHARGES:**
- The developer pays all current off-site municipal charges, storm water management dedications and municipal reserve dedications.

- TAX ASSESSMENT:**
- Parkland County has the lowest overall non-residential tax assessment rate in the Greater Edmonton Region.

- TIMING:**
- Available immediately.
 - Permit ready for construction.

- PRICING:**
- Market

SITE ACCESS DETAILS

PRIME LOTS FRONTING:

- Township Road 525A (South exposure)
- Range Road 264 (West exposure)
- Upgraded new industrial standard frontage road (North exposure to Highway 16A)

ACCESSIBLE FROM ALL DIRECTIONS USING:

- Highway 60: Traffic controlled intersection approximately 1 km southeast of the site
- Highway 16A: Eastbound in/out access at Range Road 264

NEARBY LANDMARKS AND ROUTES:

- Anthony Henday Drive approximately 6.5 km
- Highway 16A approximately 1 km
- Highway 16 approximately 3.5 km
- CN Intermodal Yard approximately 9 km

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