

# SOUTHVIEW INDUSTRIAL PARK

RANGE ROAD 264 & HIGHWAY 16A

ACHESON, ALBERTA

Up To 31.89 Acres  
of Highway Frontage Remaining  
Lease | Build-to-Suit | Sale



#### AVAILABLE AREA:

- Total land area remaining is 31.89 acres which can be subdivided to suit smaller requirements

#### ZONING:

- BI, which can accommodate a variety of industrial uses including outside storage

#### LOT SERVICES:

- In Place: 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 has paid all current off-site municipal charges, storm water management dedications and municipal reserve dedications

#### TAX ASSESSMENT:

- Parkland County has amongst the lowest overall non-residential tax assessment rates in the greater edmonton region

#### TIMING:

- Available immediately
- Permit ready for construction

#### PRICING:

- Market

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## SITE ACCESS DETAILS

### PRIME LOTS FRONTING:

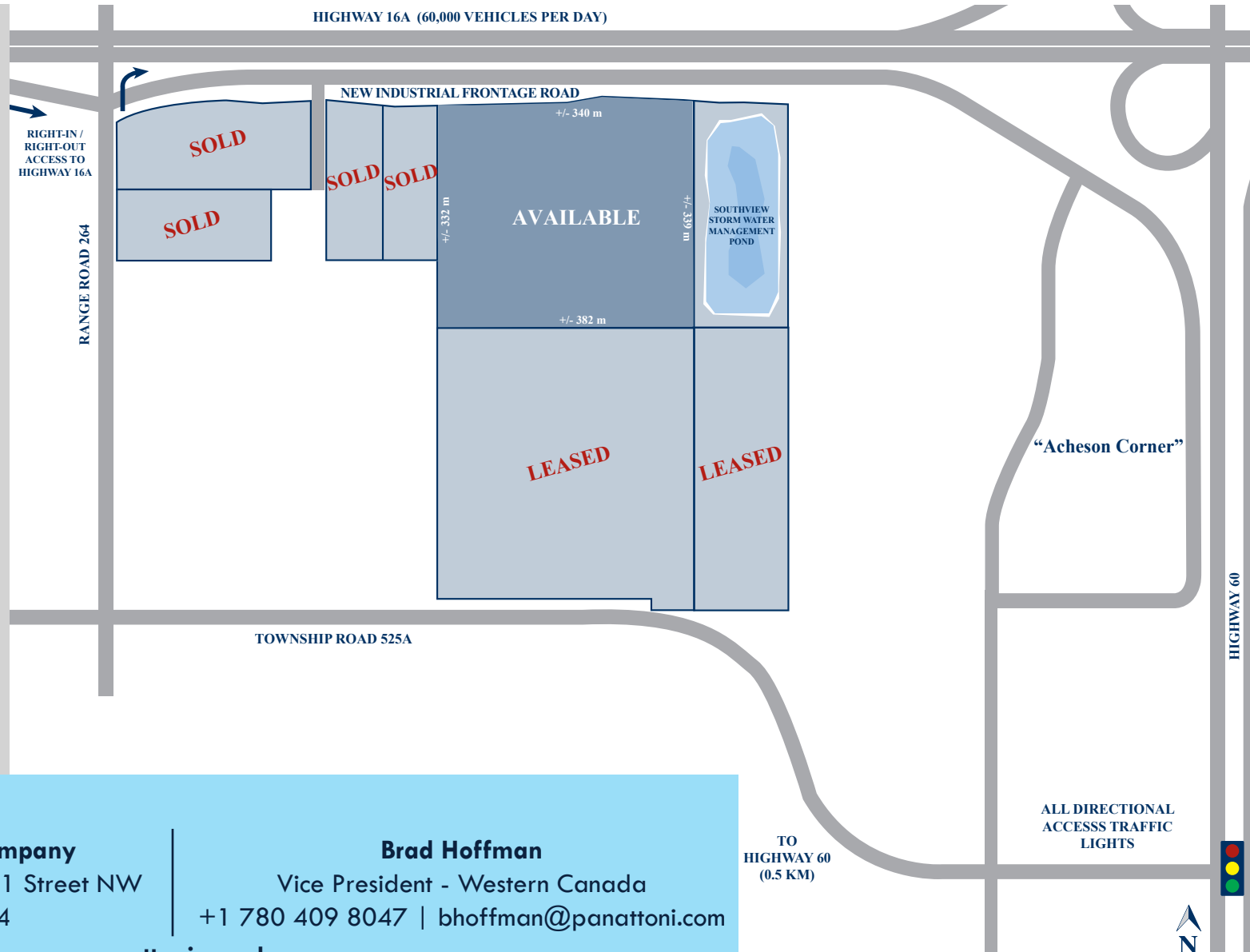
- Range Road 264 (west exposure)
- Upgraded industrial standard frontage road (north exposure to Highway 16A)

### ACCESSIBLE FROM ALL DIRECTIONS:

- 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 approx. 6.5 Km
- Hwy 16A approximately 1 km
- Hwy 16 approximately 3.5 Km
- CN Intermodal Yard approx. 9 km
- New Acheson Corner retail development immediately east



**Panattoni Development Company**

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TO  
HIGHWAY 60  
(0.5 KM)

