

EDMONTON INDUSTRIAL PARK

145.56 Acres NE Edmonton



Edmonton Energy & Technology Park

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EDMONTON INDUSTRIAL PARK

Acres: 145.56 Acres

Price: \$4,366,800

Price Per Acre: \$30,000/Ac

- Features:*
- Average Daily Traffic of 89000 Vehicles in 2019!!*
 - Great for Trucking Company, RV Sales , Light Industrial and Developement!*
 - Great Potential ... Great Investment in Alberta and in Edmonton !*
 - Excellent Visibility !!*

City of Edmonton

Edmonton Energy & Technology Park ASP

Fort Saskatchewan

Site

Site

Hwy 37

Hwy 825

Hwy 15

Site

Site

Edmonton Municipale Boundary

18th Street NW

17th Street NW/Hwy 28A

Manning Freeway

Fort Saskatchewan

Anthony Henday Ring Road

City of Edmonton

Dylan@KelleyUrbanLand.com
Tel: (780) 488-4000

KELLEY URBAN LAND

Range Road 234A

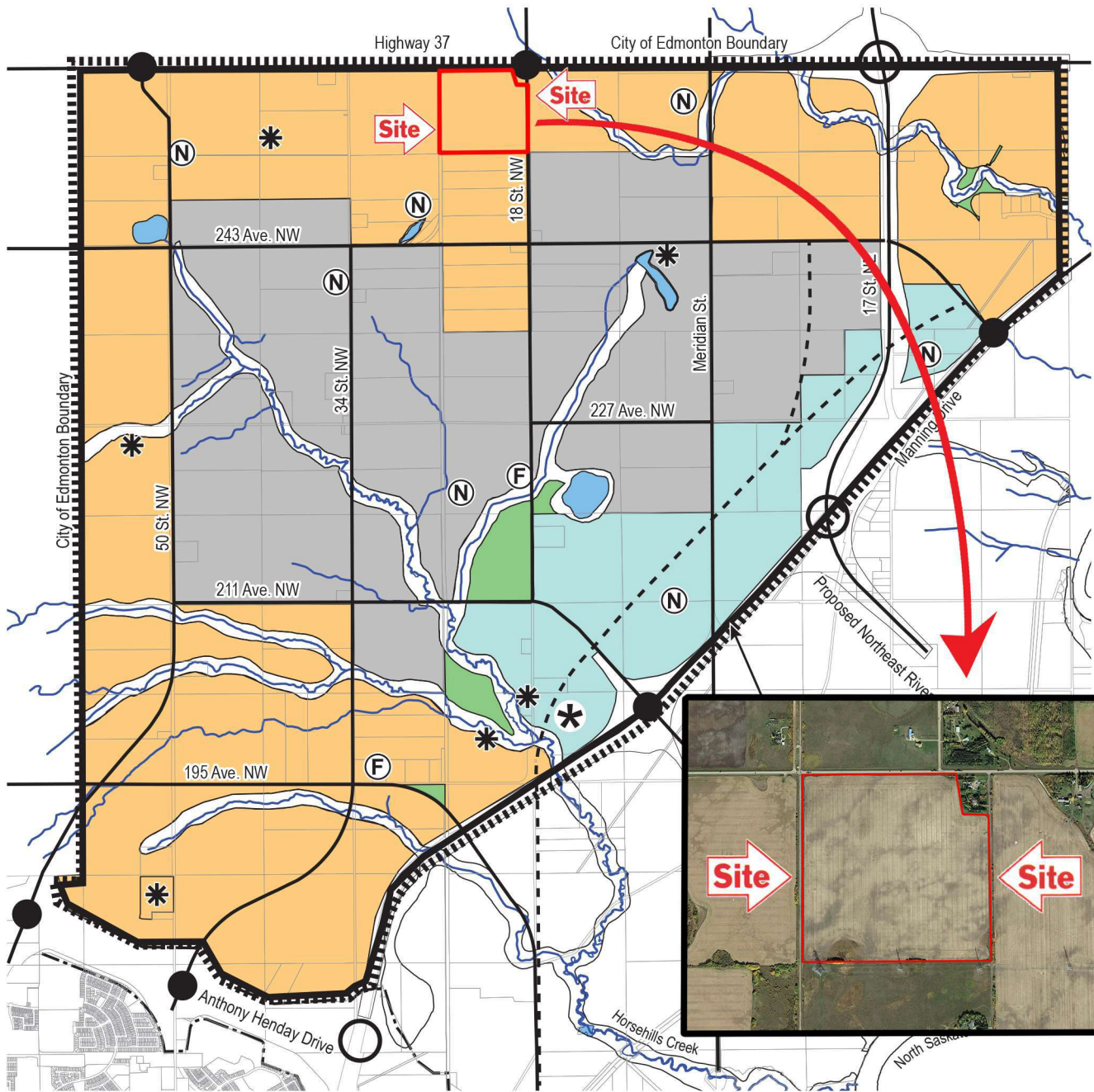
259 Ave NW/ HWY 37

Site

Site

18 Street NW

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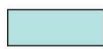



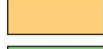














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**BYLAW 18096
AMENDMENT TO
EDMONTON ENERGY & TECHNOLOGY PARK
Area Structure Plan**

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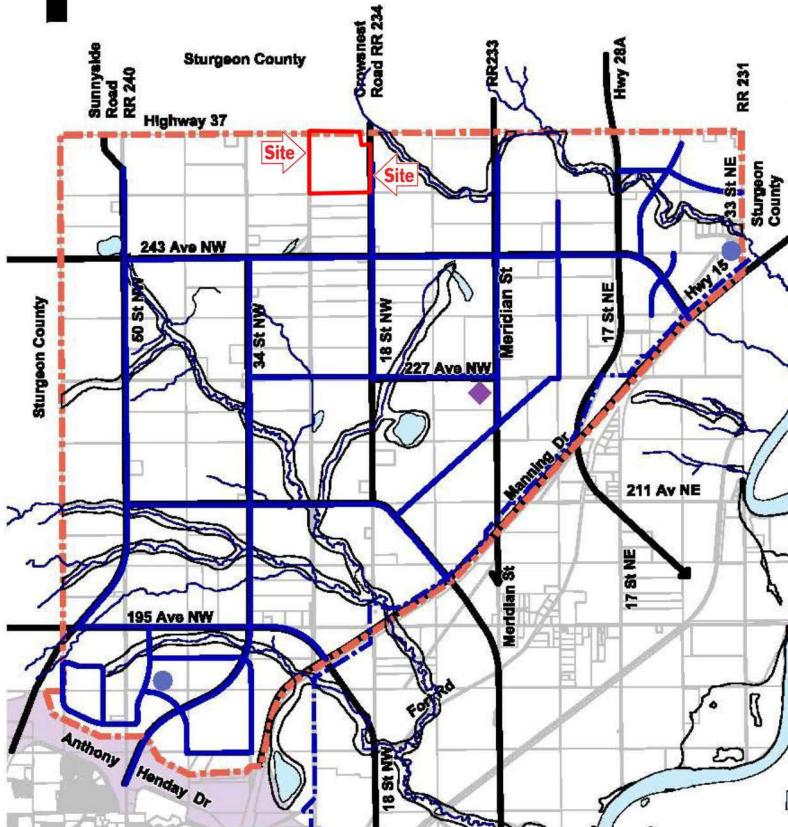


- | | | | |
|---|-----------------------------------|---|-------------------------|
|  | Research and Development Precinct |  | Potential LRT |
|  | Petro-Chemical Precinct |  | Road Network |
|  | Medium Industrial Precinct |  | Existing Property Lines |
|  | Park |  | System Interchange |
|  | Waterbodies |  | Service Interchange |
|  | Nanaksar Gurdwara Gursikh Temple |  | Potential Fire Stations |
|  | ASP Boundary |  | Potential Natural Areas |
|  | Creeks & Streams |  | Potential Parks |
|  | Transportation Utility Corridor | | |





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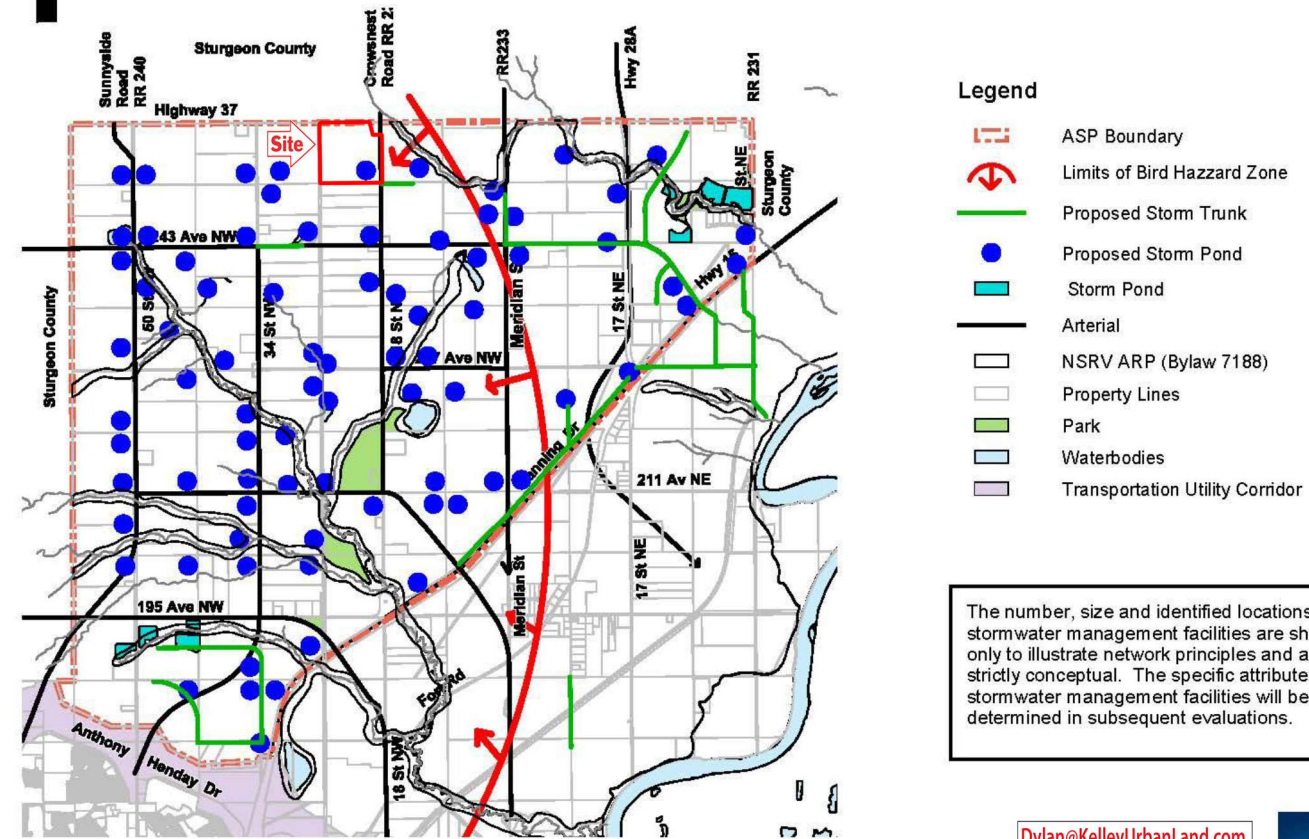
- Legend
- ASP Boundary
 - Proposed Water Main
 - Existing Water Transmission Main
 - Proposed Reservoir
 - Possible Reservoir
 - Arterial
 - Property Lines
 - NSRV ARP (Bylaw 7188)
 - Waterbodies
 - Transportation Utility Corridor

Alignments are conceptual and subject to change on final road alignment/design.



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Figure 18: Water Servicing



- Legend**
- ASP Boundary
 - Limits of Bird Hazard Zone
 - Proposed Storm Trunk
 - Proposed Storm Pond
 - Storm Pond
 - Arterial
 - NSRV ARP (Bylaw 7188)
 - Property Lines
 - Park
 - Waterbodies
 - Transportation Utility Corridor

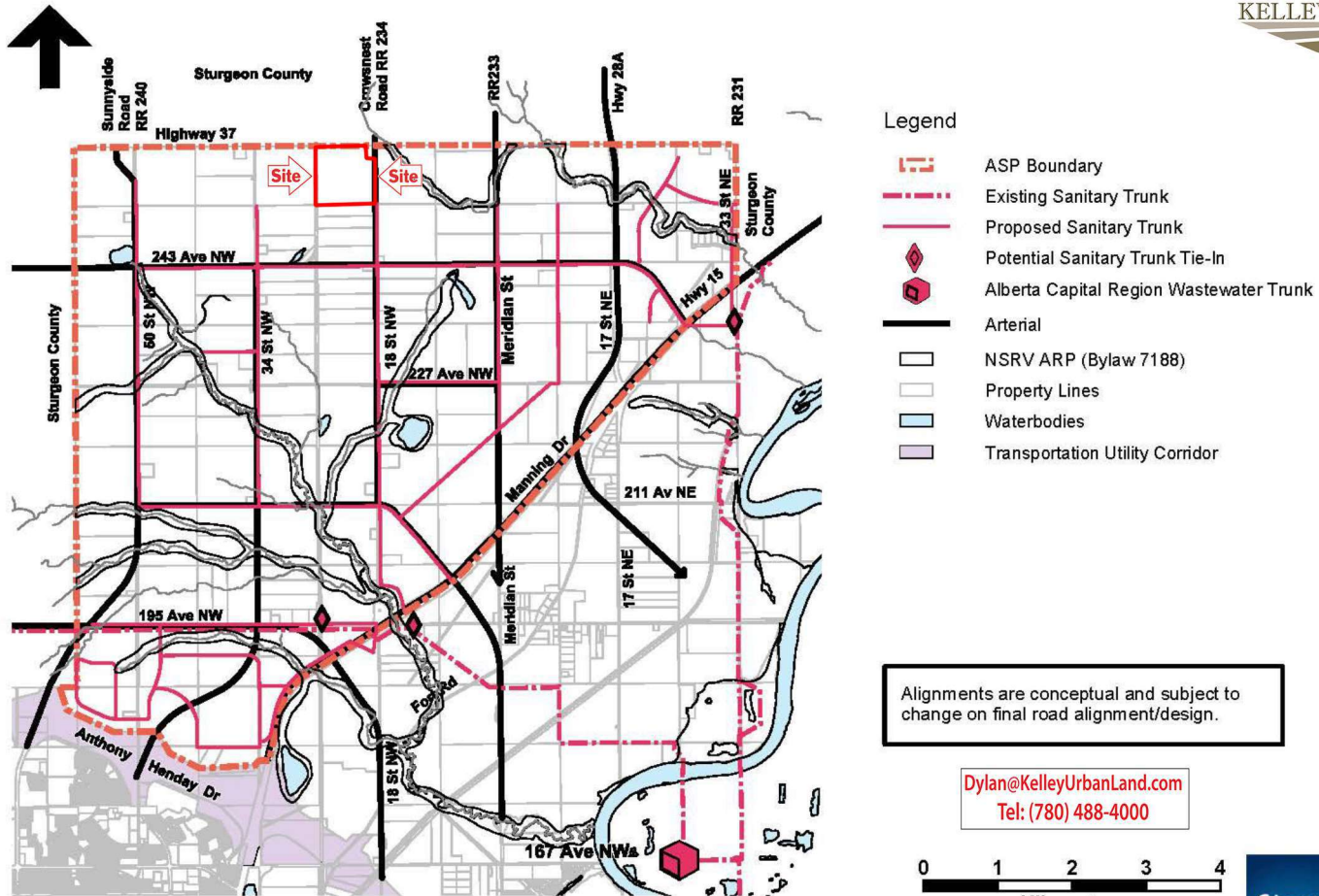
The number, size and identified locations of stormwater management facilities are shown only to illustrate network principles and are strictly conceptual. The specific attributes of stormwater management facilities will be determined in subsequent evaluations.

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Figure 19: Stormwater Management Network



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Figure 20: Wastewater Servicing

