



# NORTHERN LIGHTS INDUSTRIAL PARK

96 AVENUE & 279 STREET | ACHESON, AB

**Northern Lights Industrial Park is ready for development with various build-to-suit options and short-term land leases available.**

Excellent opportunity to secure a new facility on industrial land within an established, professional business park, where Home Depot's new 210,000 SF distribution centre has just been completed. The land, located in Acheson industrial area, is situated among three well-established business parks and provides quick access to the Anthony Henday Drive ring road and Highways 16 (Yellowhead), 16A, and 44. The CN Intermodal terminal and the Edmonton International Airport are also easily accessible. Acheson offers lower property tax and no business tax. Multiple communities nearby provides Acheson businesses great access to a wide variety of skilled trades people.





## **+ PROPERTY DETAILS**



### **AVAILABLE**

Up to 28 Acres



### **ZONING**

BI – Business Industrial



### **BUILD-TO-SUIT**

Available; negotiable rates



### **SERVICES**

Full municipal services



### **SHORT TERM LAND LEASE**

Available; negotiable rates



### **ACCESS**

279 Street, Hwy 60 or Hwy 16A

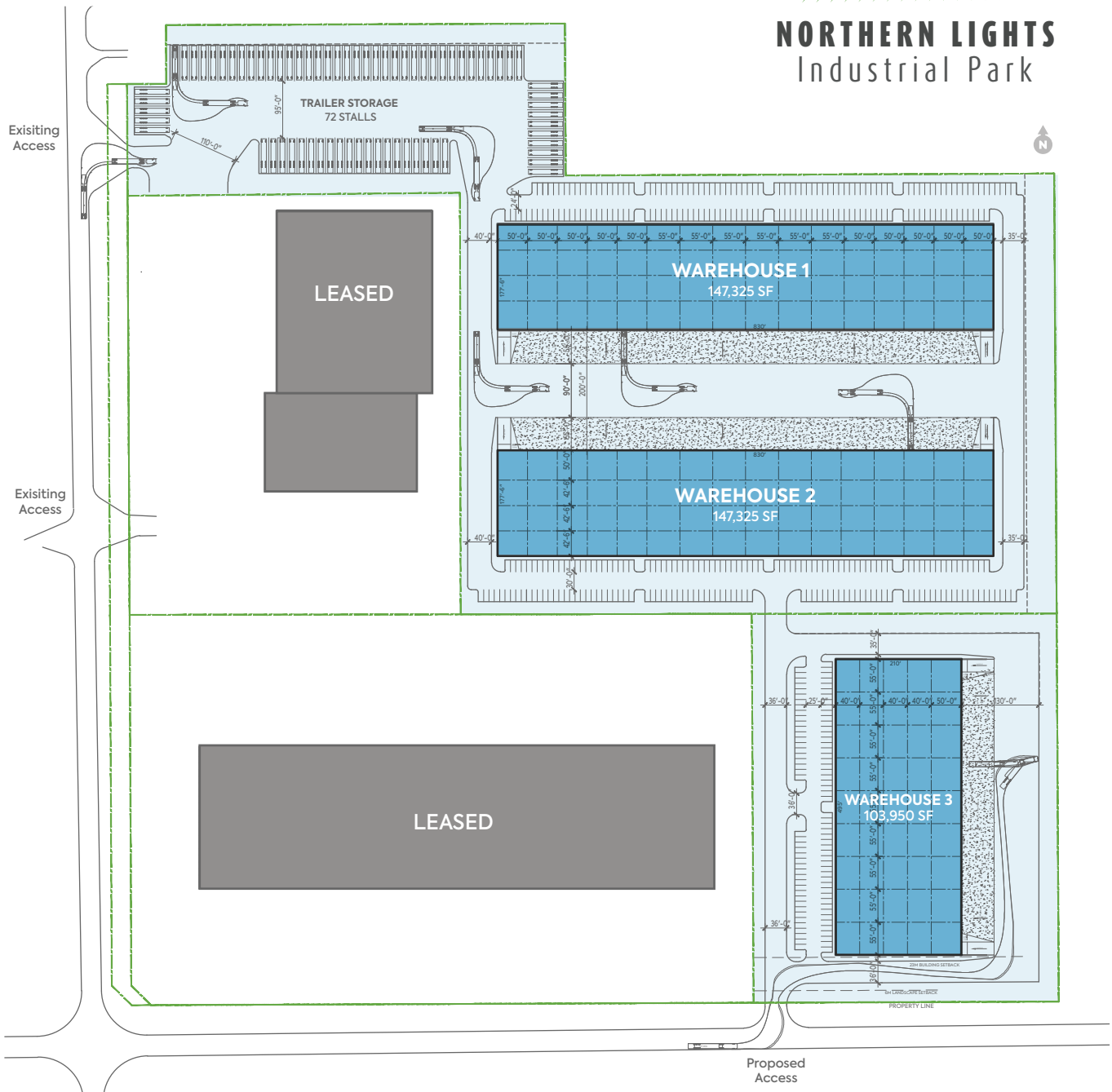
# + CONCEPT PLANS

## OPTION 1

- Building 1: 147,325 SF
- Building 2: 147,325 SF
- Building 3: 103,950 SF
- Yard: 4.63 acre storage or trailer parking stalls available



## NORTHERN LIGHTS Industrial Park



The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from EnviroNics Analytics.

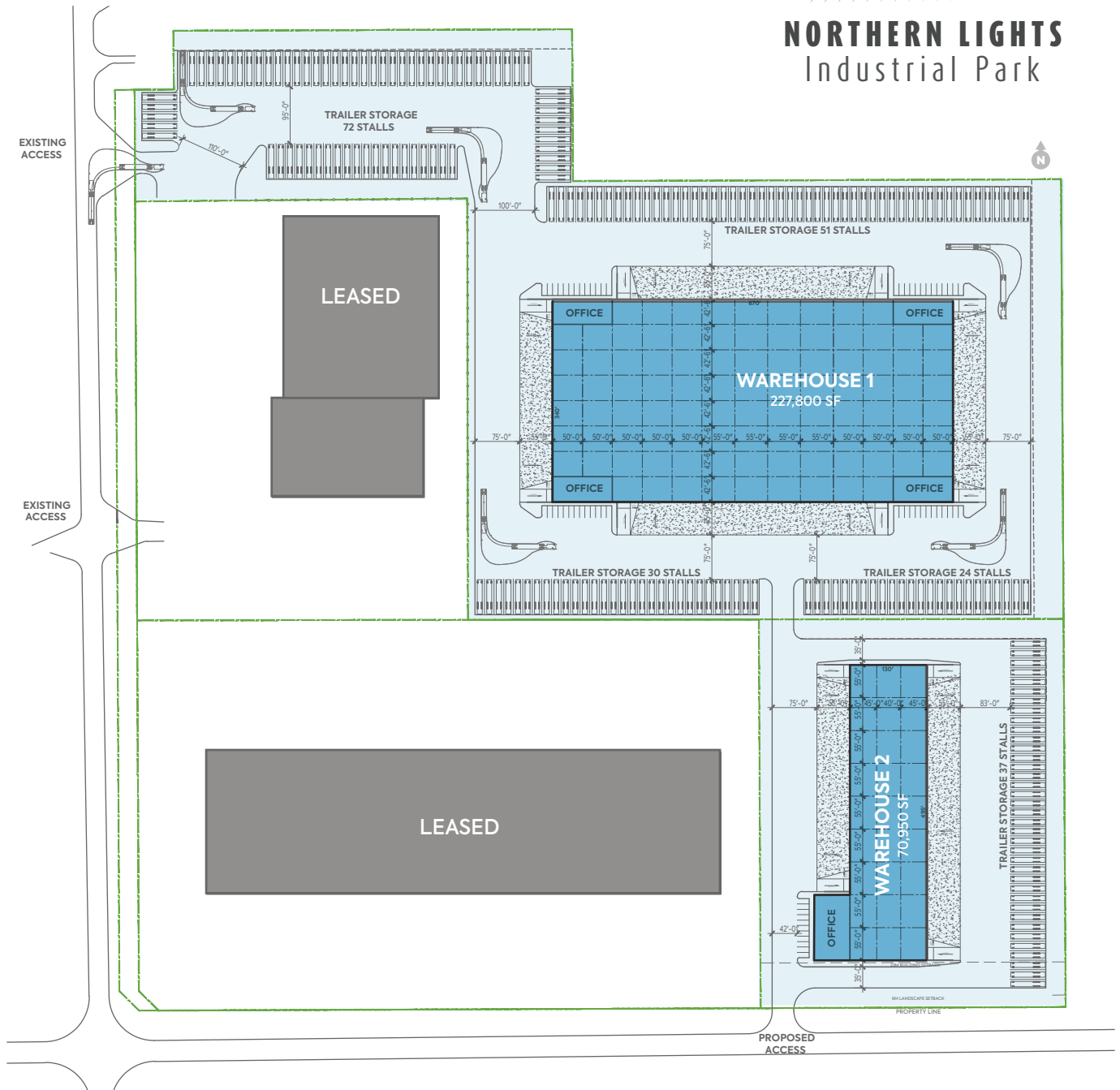
# + CONCEPT PLANS

## OPTION 2

- **Building 1:** 227,800 SF & trailer parking stalls
- **Building 2:** 70,950 SF & trailer parking stalls
- **Yard:** 4.63 acre storage or trailer parking stalls available



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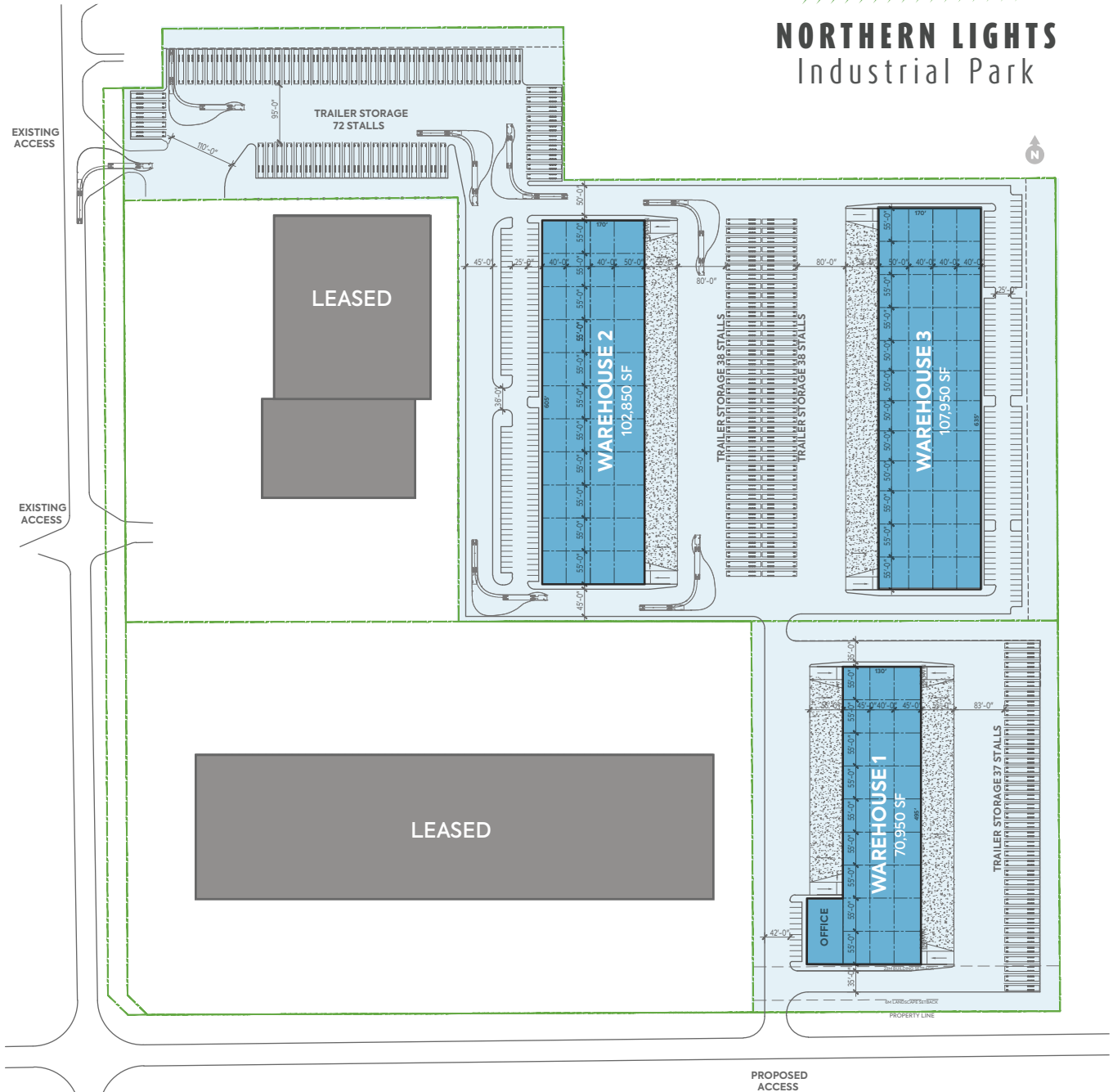


# + CONCEPT PLANS

## OPTION 3

- **Building 1:** 70,950 SF crossdock facility & trailer stalls
- **Building 2:** 102,850 SF warehouse with trailer stalls or yard storage
- **Building 3:** 107,950 SF warehouse with trailer stalls or yard storage
- **Yard:** 4.63 acre storage or trailer parking stalls available

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## + NEIGHBOURING BUSINESSES



## RECENT ACHESON ACTIVITY

- Recently completed a 210,000 SF distribution centre for Home Depot at Northern Lights Industrial Park
- Amazon has recently completed a 2.91 million square foot facility in a neighbouring businesspark





**+ CONTACT**



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