



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

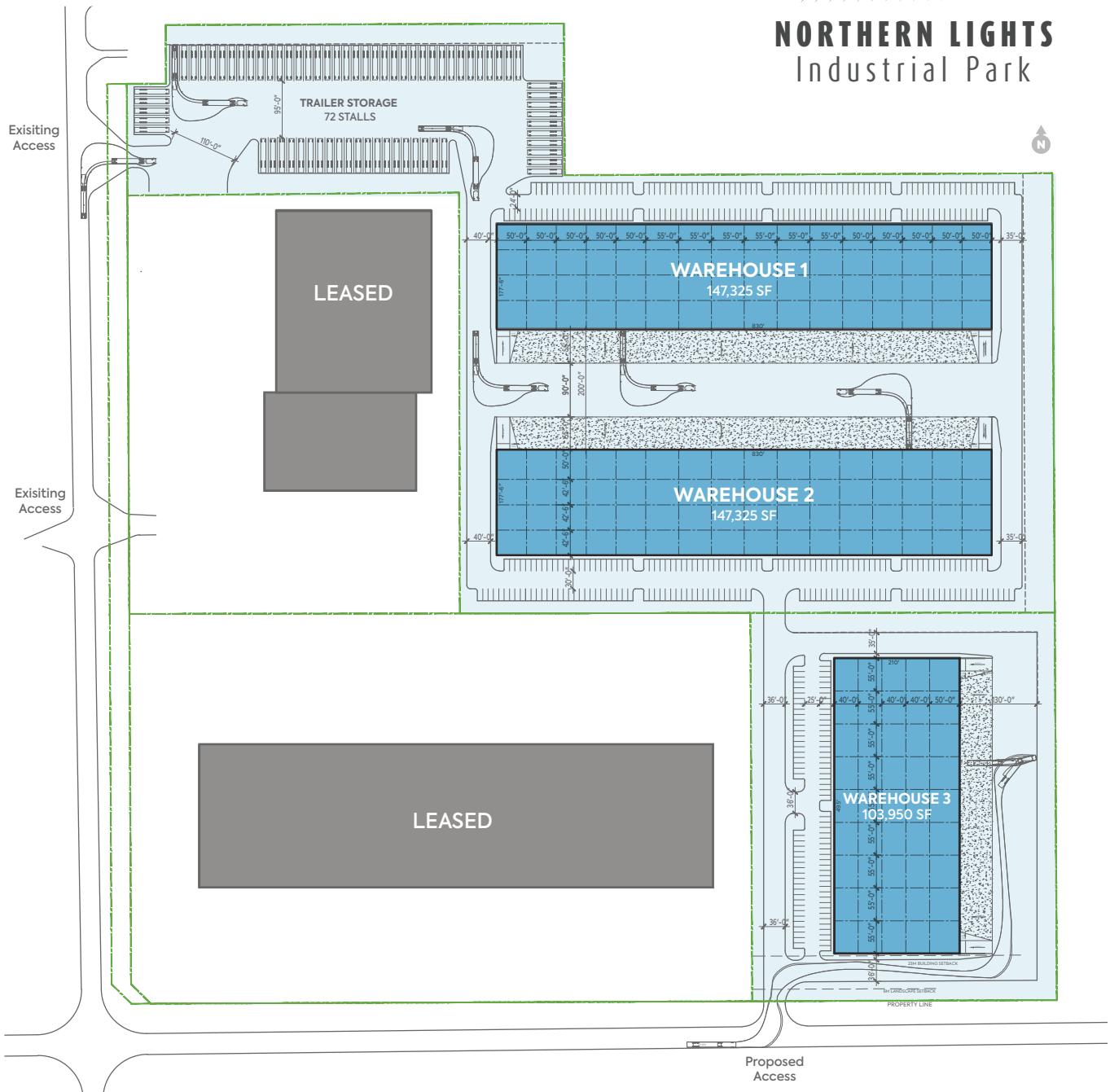
+ CONCEPT PLANS

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.

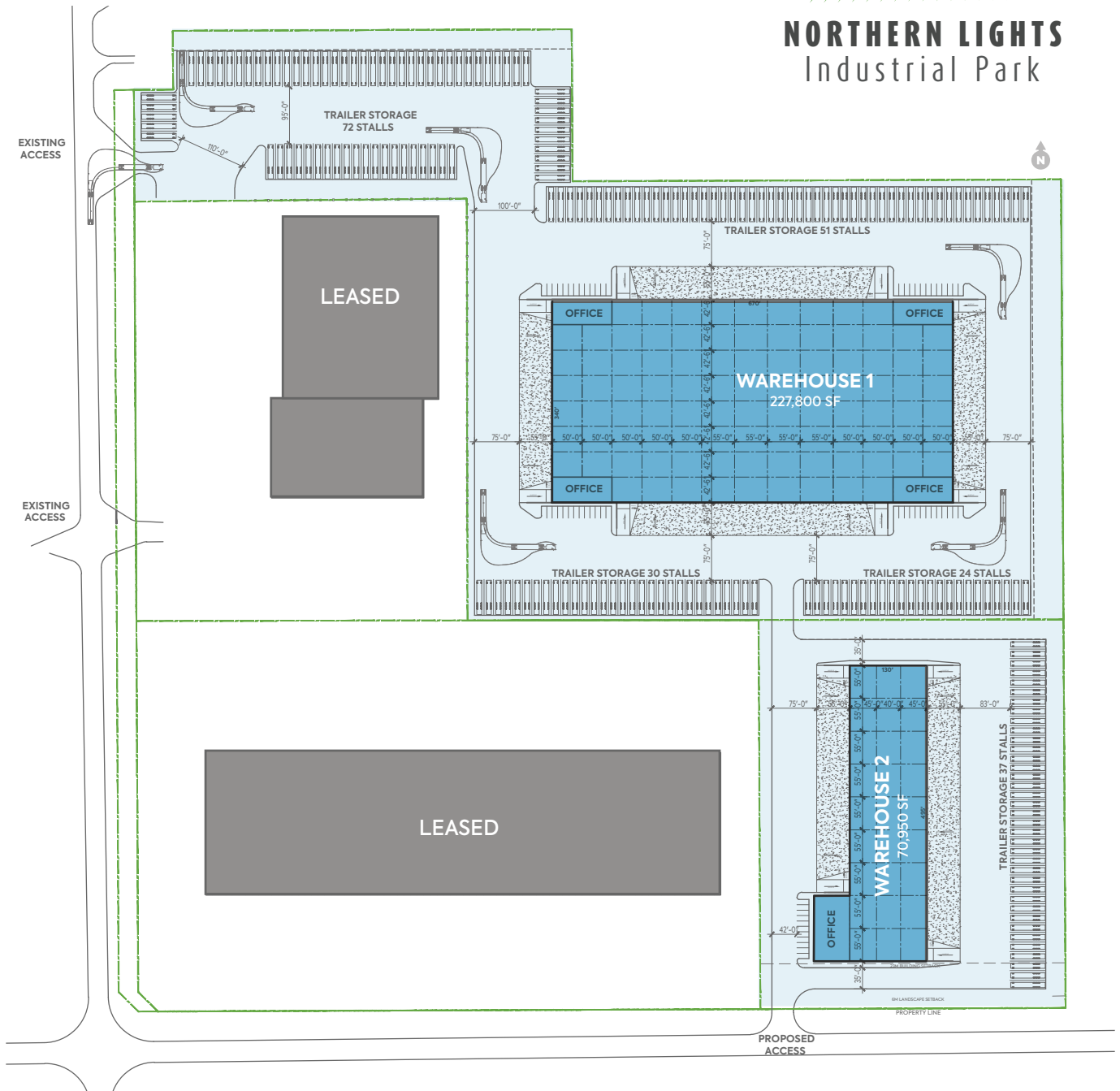
+ CONCEPT PLANS

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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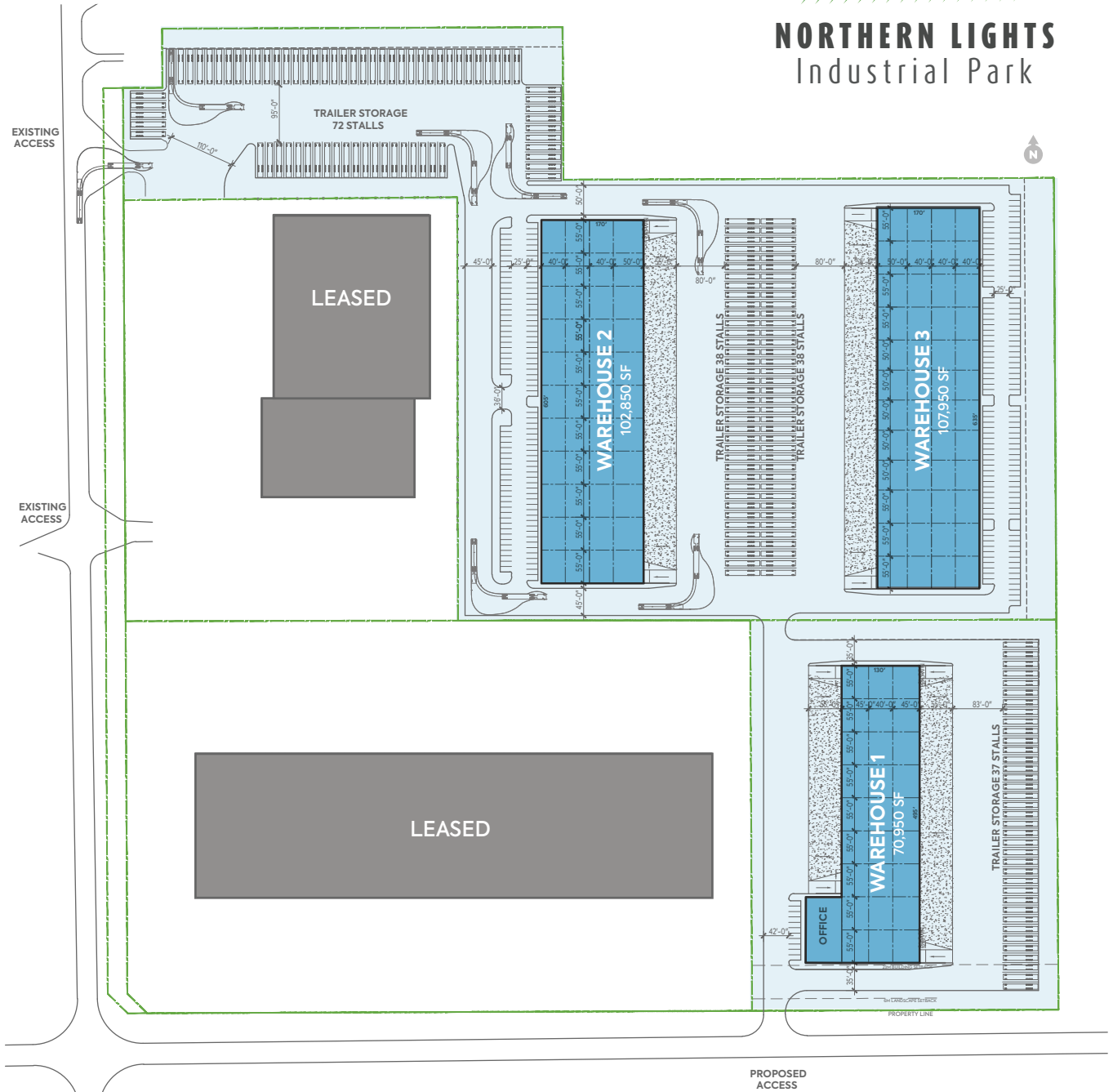
+ CONCEPT PLANS

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



NORTHERN LIGHTS
Industrial Park

YOUR OPPORTUNITY TO SECURE
A NEW FACILITY ON INDUSTRIAL
LAND WITHIN AN ESTABLISHED,
PROFESSIONAL BUSINESS PARK.



+ CONTACT



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