

FOR SALE

149 Acres (+/-)

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Airport Road & Range Road 247, County of Leduc, AB

AIRPORT ROAD INDUSTRIAL

Property Highlights

- Located 3 Km From Airport
- Vendor Financing Is Available
- Northwest Saunders Lake Area Structure Plan
- Vendor Willing To Sell Smaller Portions Of Land As Little As 20 Acres (Purchase Will Be Responsible For Subdivision And Servicing Costs)
- Partly Serviced Land
- Power Access Next to Alta Link Sub Station with Power lines on site
- Approximately 3 Km from Hwy 625 (Greater Edmonton Outer Ring Road)
- Sanitary Trunk Line on Site
- Approximately 3 Km from Hwy 2



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

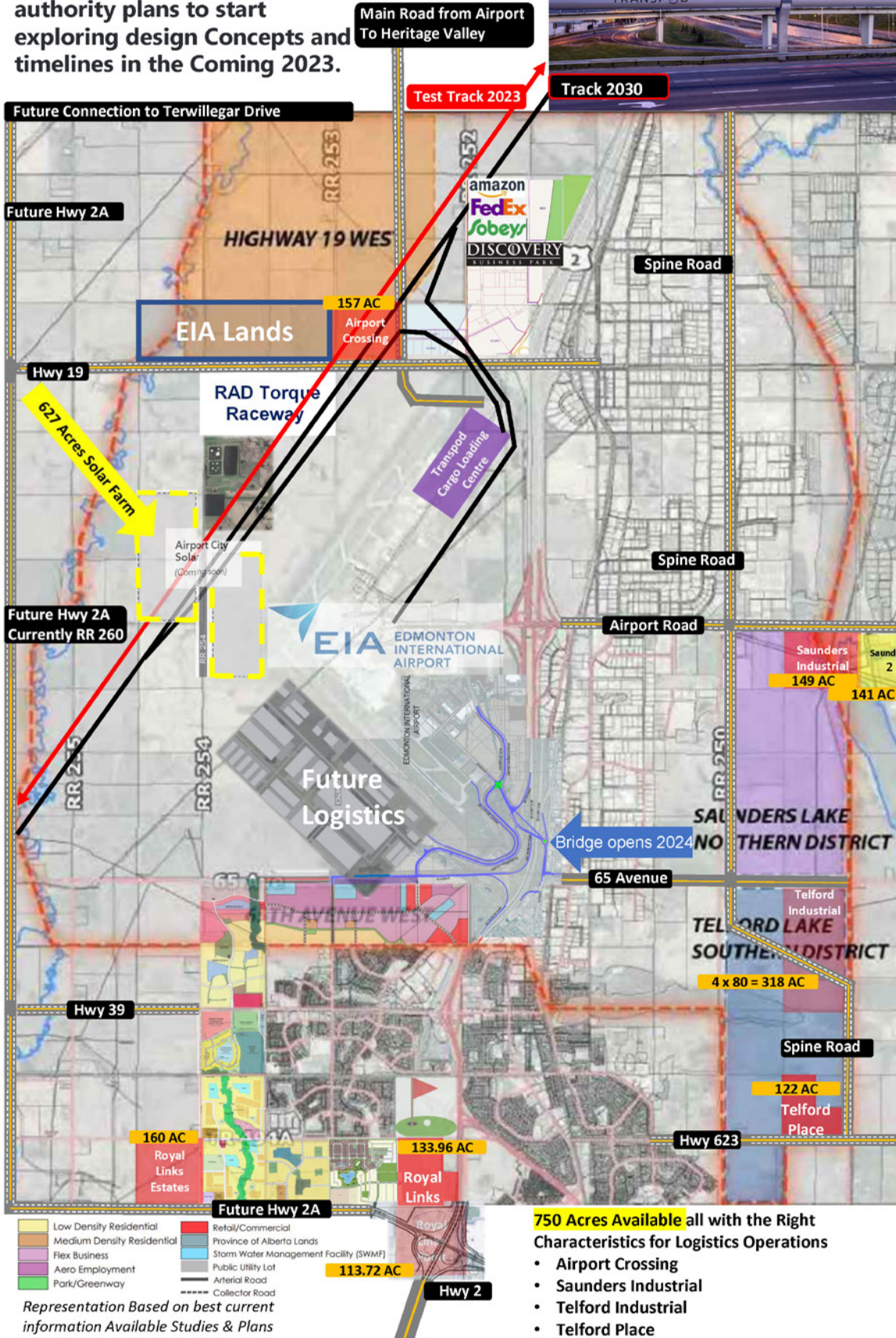


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

MAJOR AIRPORT OPPORTUNITY

2,000 acres Required for 60 Million Square Feet of e-commerce logistics and fulfillment centers at full build-out, has a price tag of \$2.7 Billion to \$3.9 Billion. Preliminary consultations and surveying are underway, and the airport authority plans to start exploring design Concepts and timelines in the Coming 2023.

Edmonton to Calgary at 1000 km/h: TransPod plans Alberta hyperloop



750 Acres Available all with the Right Characteristics for Logistics Operations

- Airport Crossing
- Saunders Industrial
- Telford Industrial
- Telford Place

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Understanding of the Opportunity:

- **The EIA has received \$100 Million from the Federal Government to develop the plan to create 60 Million Square Feet of Warehouses around the EIA Plans to be completed in 2023**
- **Why?** Shipping From Shanghai 12 days to Prince Rupert (cost is \$400 - 500 US Cheaper than an American port) (Prince Rupert stage-1 terminal expansion on track for **July completion. In 2024, the terminal's capacity will be extended further to 1.8 TEUs.**) is the fastest destination in North America then 2½ days on rail to the EIA
- Comparatively Shanghai to Vancouver is 16 days / Los Angeles 15 days
- Goods will be sent from Edmonton too fulfillment Centre's across North America
- The Prince Rupert and the EIA because these are the most under-utilized Port and Major Airport in North America it should also be the least expensive and fastest distribution path!
- S & D Has +/-750 Future Industrial Land and more than 500 Acres Future Residential around the EIA

This will also create an explosion of demand for housing around the Airport



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Property Information

Municipal Address: Airport Road and Range Road 247, Leduc County, AB

Legal Address: Meridian 4, Range 24, Township 50, Section 7, NE

Size: 149 Acres (+/-)

Zoning: Future Industrial Land

Possession: Immediate

Contact

Karim Bensalah

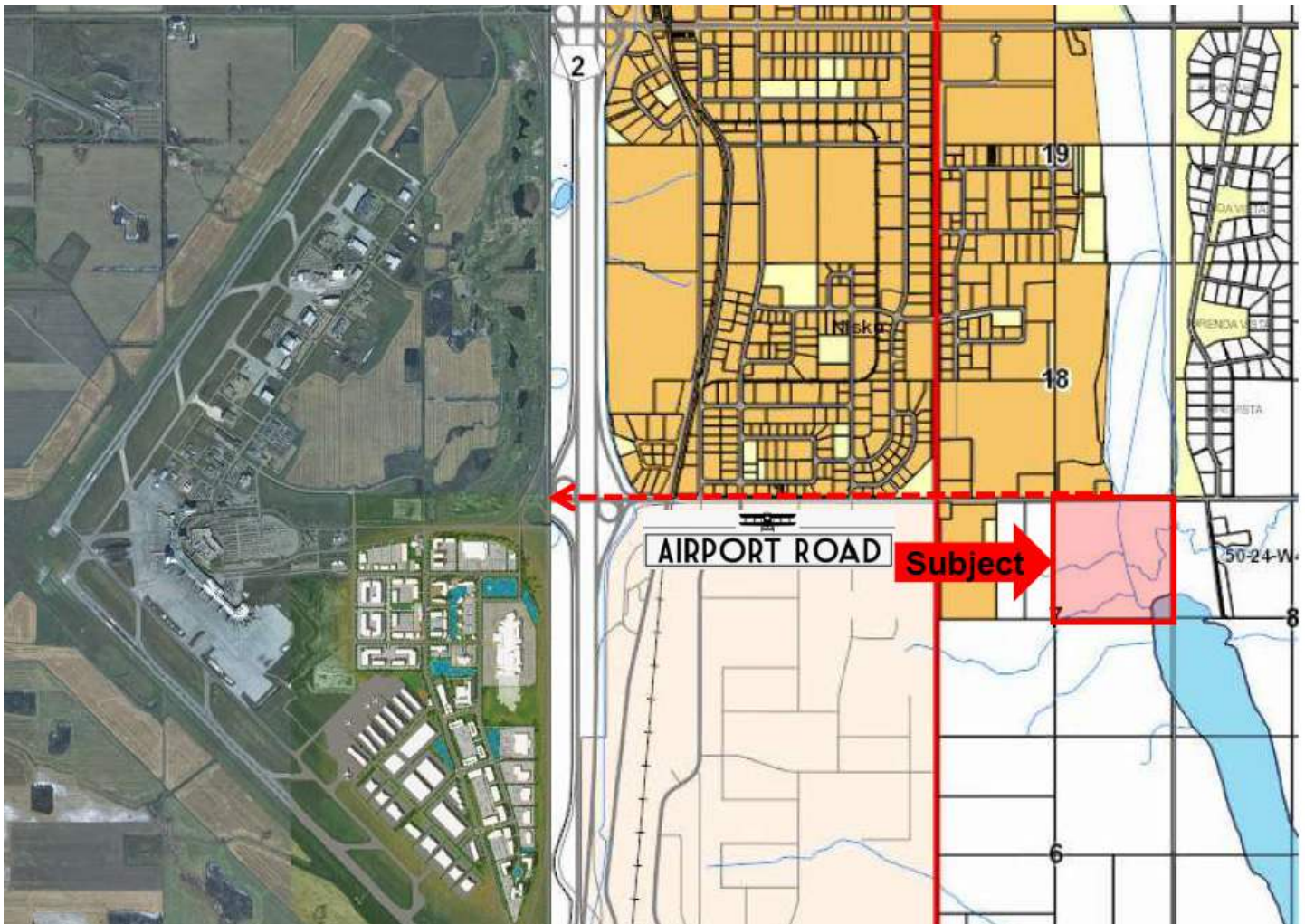
Associate

Cell: 780.729.4382

karim@lizotterealestate.com

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Purchase Price Market



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