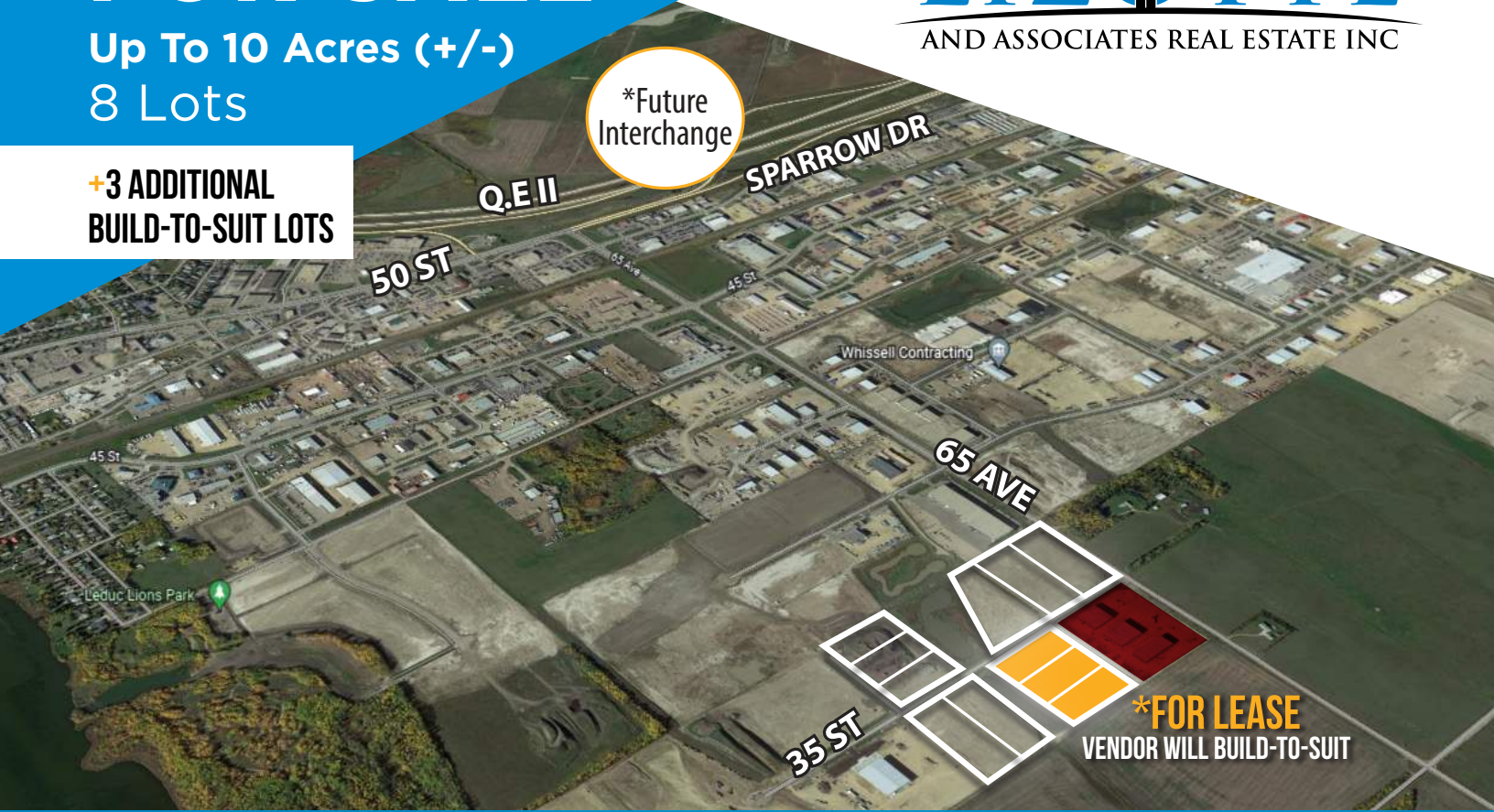


FOR SALE

Up To 10 Acres (+/-)
8 Lots

+3 ADDITIONAL
BUILD-TO-SUIT LOTS

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Leduc, AB

HARVEST INDUSTRIAL PARK

Property Highlights

- Fully serviced industrial lots for sale
- Stripped, rough graded and ready for construction
- 8 Lots range from 1.84 AC to 3.65 AC. Side by side up to 10.5 AC
- IL (Light Industrial Zoning)
- Outstanding access to the QE II, Highway 19 (625), Highway 623, Anthony Henday, Ring Road, and the Edmonton International Airport
- **3 Additional Build-To-Suit Buildings *For Lease**



780.488.0888



www.lizotterealestate.com



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



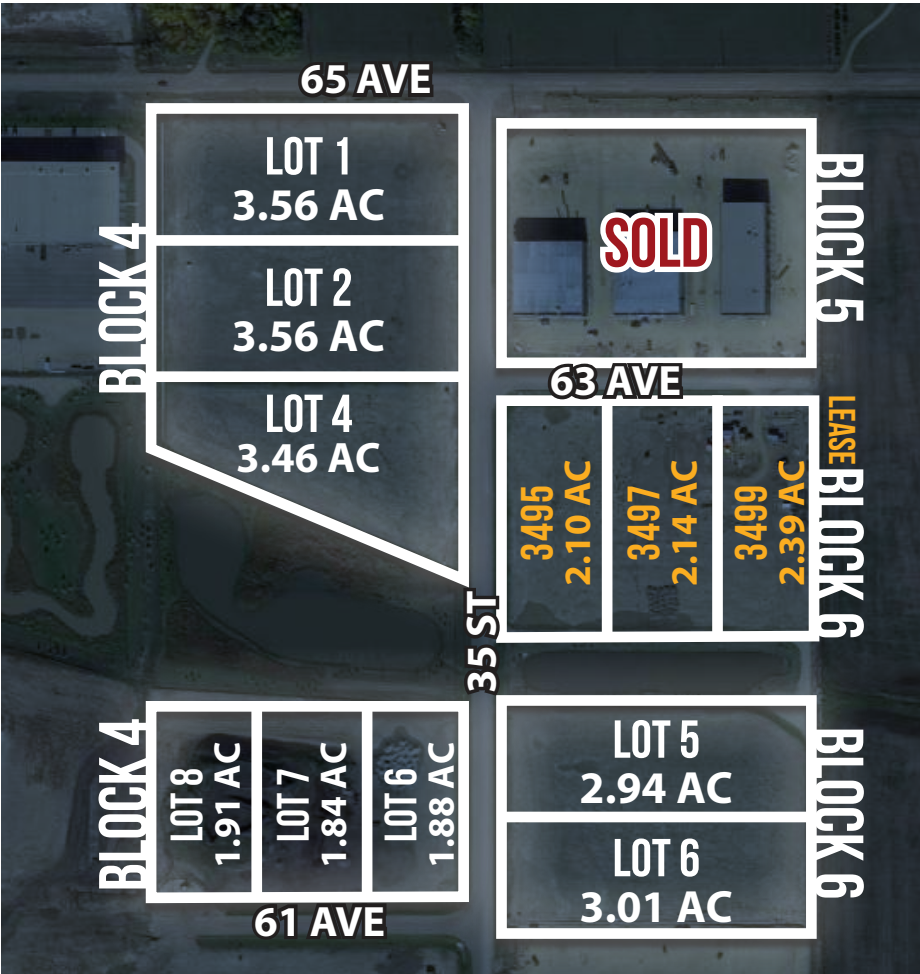
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FOR SALE

Harvest Industrial Park, Leduc, AB

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Harvest Industrial Subdivision Plan



FOR LEASE
VENDOR WILL BUILD-TO-SUIT

ADDRESS	BUILDING	ACRES
3495 – 63 Ave	20,000 SF	2.10
3497 – 63 Ave	21,000 SF	2.14
3499 – 63 Ave	20,000 SF	2.39

*Priced at Market - Contact Associate

ADDRESS	BLOCK	LOT	ACRES	PRICE PER ACRE
6302 – 35 Street	4	1	3.56	\$495,000.00
6300 – 35 Street	4	2	3.65	\$495,000.00
6290 – 35 Street	4	4	3.46	\$495,000.00
3500 – 61 Avenue	4	6	1.88	\$495,000.00
3502 – 61 Avenue	4	7	1.84	\$495,000.00
3504 – 61 Avenue	4	8	1.91	\$495,000.00
6103 – 35 Street	6	5	2.94	\$495,000.00
6101 – 35 Street	6	6	3.01	\$495,000.00

FOR SALE

Harvest Industrial Park, Leduc, AB

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

ABOUT THE DEVELOPMENT

HARVEST INDUSTRIAL PARK

Harvest Industrial is a brand new development offering fully serviced Industrial lots to companies looking for an ideal location in the heart of Alberta's most important industrial hub– Nisku/Leduc. Each lot is stripped and rough graded. In close proximity to the labor pools provided by the fastest growing residential area (south Edmonton) in the greater Edmonton region. Harvest Industrial Park provides quick access to multiple major transportation routes, the new CP Intermodal Yard, the Edmonton International Airport and abundant amenities for staff and customers.

LOCATION

Situated in the City of Leduc, Harvest Industrial Park is only minutes south of the Edmonton City limits and is ideally located to service the cluster of energy sector companies and related support companies located in Leduc, Leduc County and Nisku.

ALBERTA'S INTERNATIONAL REGION

The recently formed "Alberta International Region" is comprised of various industrial developments located adjacent to Edmonton's south boundary and is geographically centered around the Edmonton International Airport (YEG) including all of the industrial area adjacent to Highway 2 from Edmonton to the City of Leduc. This includes Nisku, the second largest industrial energy park in North America behind Houston, Texas. Nisku combines with Leduc to provide a home for over 500 industrial companies with significant roots in the energy sector.

This critical mass has formed because this particular location offers abundant features benefiting industrial business operations including:

- Access to skilled labour pools
- Proximity to major transportation routes including highways and rail
- Access to high-load and heavy-load corridors
- Proximity to Edmonton International Airport
- No business taxes & competitive property taxes
- Affordable land
- Cost-effective manufacturing services
- Abundant amenities including hotels, restaurants, and commercial facilities

Harvest Industrial Park is poised to become the next phase of Alberta's International Region. However, its IL zoning makes it ideal for those light industrial uses that would prefer not to be located next to the heavier industrial use where significant operations take place outside. Harvest Industrial Park will develop into a professional business park where "pride of ownership" and "curb appeal" are important and will combine to present an impressive corporate image for all occupants. At Harvest Industrial Park, there will be no need to worry about who your neighbor will be or what they will be doing



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Edmonton, AB T5J 1W8

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FOR SALE

Harvest Industrial Park, Leduc, AB

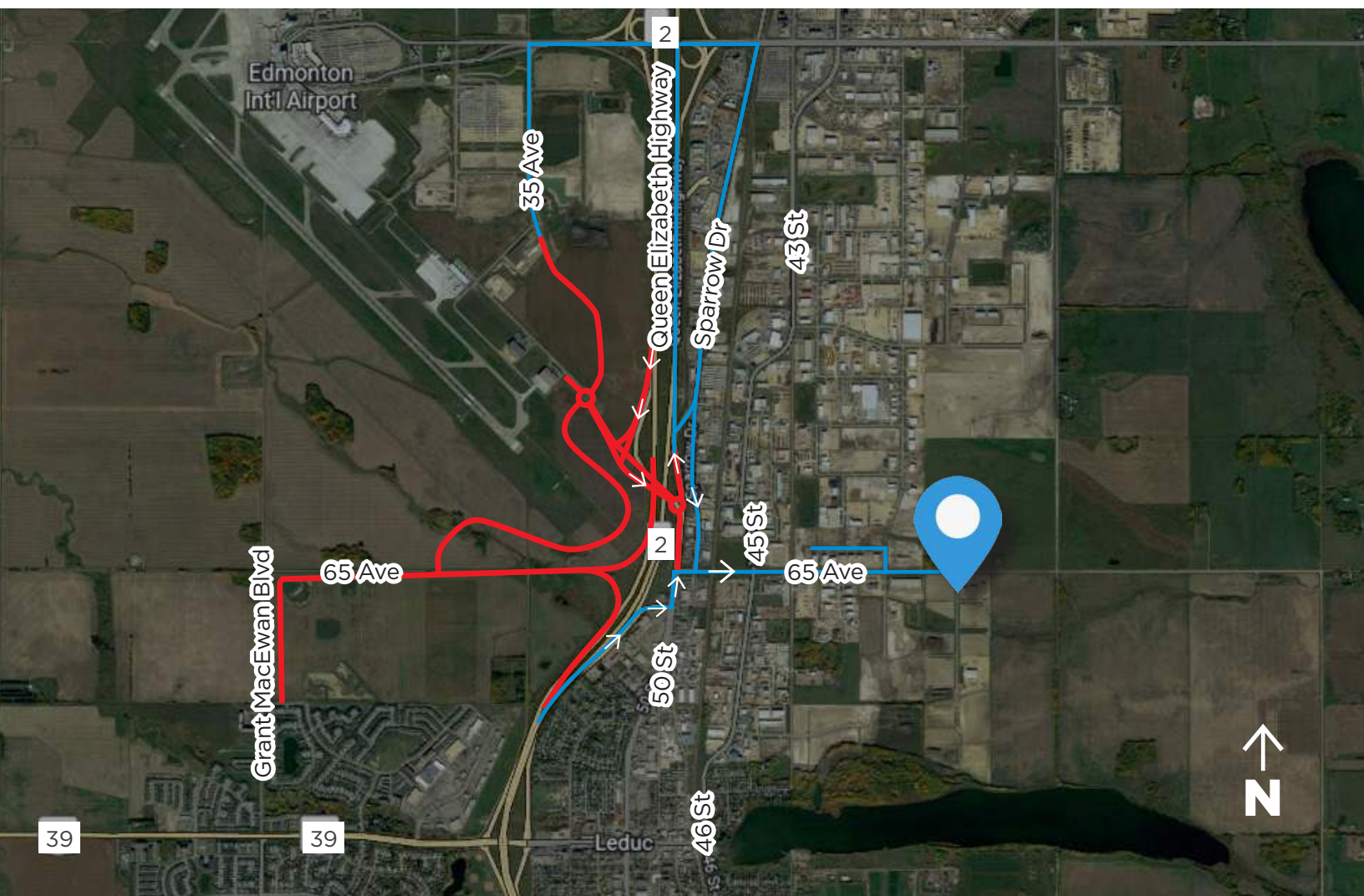
LIZOTTE
AND ASSOCIATES REAL ESTATE INC

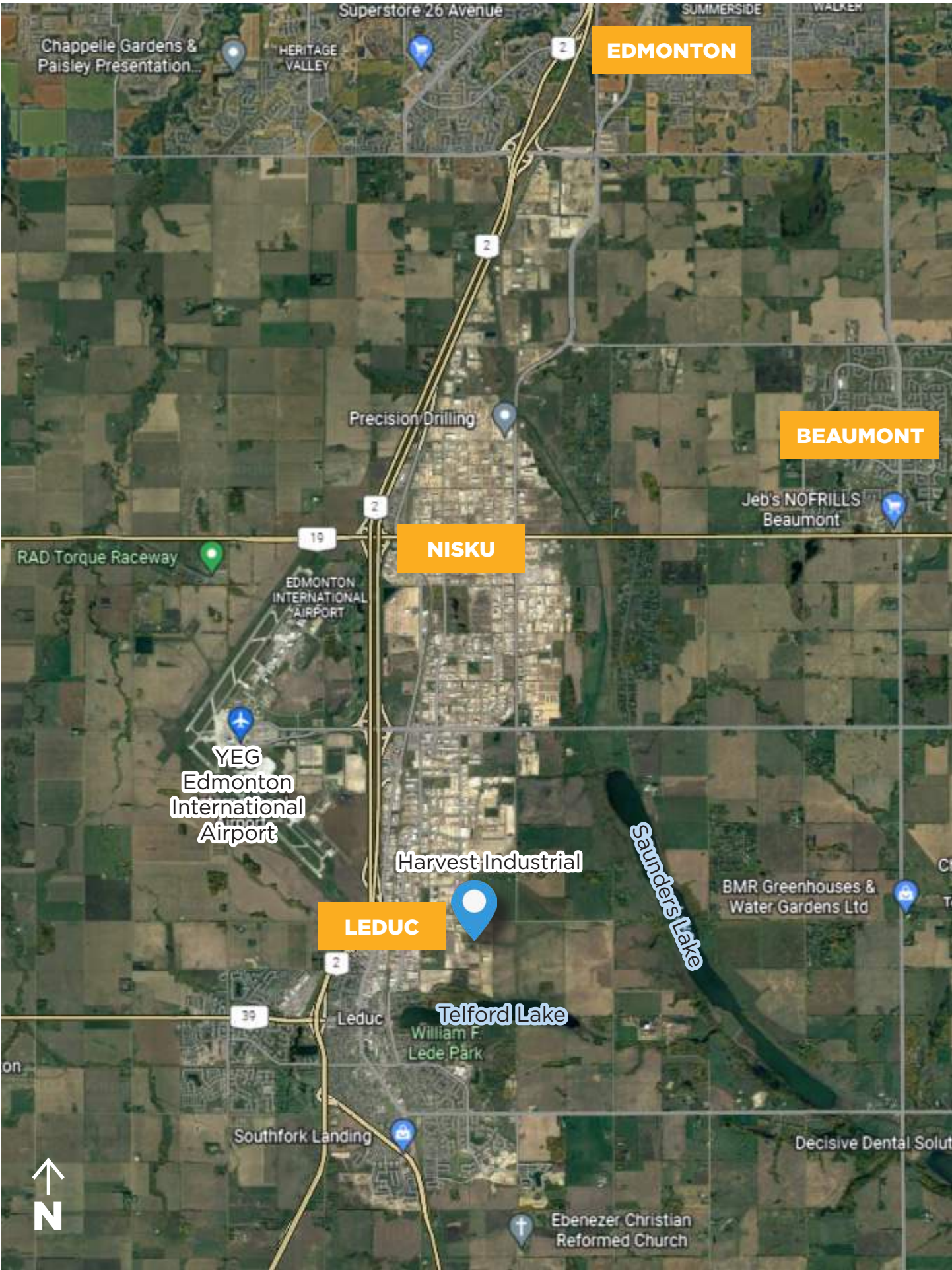
THE QEII AND LEDUC 65 AVENUE INTERCHANGE PROJECT INCLUDES:

- new overpass over the QEII
- new on-off ramps from the QEII
- improvements to some existing ramps
- intersection improvements at 65 Avenue and 50 Street in Leduc
- completion of Perimeter Road and 65 Avenue, west of the QEII
- Construction could begin in 2021, following the right-of-way acquisition and completion of the land transfer required for the project.
- Construction will take about three years and supports about 471 jobs: 274 direct and 197 indirect.
- A project of this size typically costs about \$91 million, which will be cost-shared between the Government of Alberta and the City of Leduc. The Alberta government has also submitted an expression of interest for funding from the Government of Canada under the National Trade Corridors Fund.
- About 55,300 vehicles use this section of the QEII daily, and traffic volumes have grown about 2% per year. About 12% of commercial vehicles in Alberta use the QEII Highway each day.
- About 10 per cent of vehicle traffic is large industrial or commercial vehicles.

 **New QE II & 65 Avenue Interchange**

The interchange construction is slated to start in 2022 and will be completed over the span of 3 years.





EDMONTON

BEAUMONT

NISKU

LEDUC

Telford Lake

Saunders Lake



FOR SALE

Harvest Industrial Park, Leduc, AB

Property Information

Municipal Address: 65 Ave & 35 Street, Leduc, AB

Lots: Fully serviced

Zoning: IL (Light Industrial)

Possession: Immediate

Contact

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