

BEST VALUE IN THE  
GREATER CALGARY AREA

# LOTS FOR SALE

## H/GLAND PARK / INDUSTRIAL

Developed by *Beedie/*



Marketed by **CBRE**



# Highland Park Industrial

Airdrie, AB

## OPPORTUNITY

Highland Park Industrial presents an opportunity to acquire the best priced, fully serviced industrial lots in the greater Calgary area. Developer flexibility, no build-commitment and the ability for custom design-build offers your business a one-of-a-kind opportunity.

- Flexible lot sizes starting at 2 acres
- Professionally developed, master planned park

## LOCATION

Located in northeast Airdrie, Highland Park Industrial is a 220-acre industrial park offering excellent access to major transportation networks, a strong local labour force, and nearby amenities.



### DRIVE TIMES

- Immediate access to QEII Highway
- 10 minutes to CrossIron Mills
- 11 minutes to Stoney Trail
- 18 minutes to the Calgary International Airport
- 20 minutes to the TransCanada Highway
- 25 minutes to Downtown Calgary
- 25 minutes to Calgary Foothills Industrial Park

\*Times are approximate and subject to traffic.



### PARK NEIGHBOURS

- Costco Distribution Canada
- Belron Canada
- TransCanada Turbines
- The City of Airdrie RCMP
- Global Controls Inc.

## PARK HIGHLIGHTS



**LOT SIZES**  
2 - 36 acres



**ZONING**  
IB-2 - Industrial Park Employment District



**CONSTRUCTION**  
No build commitment



**SERVICE**  
Fully serviced



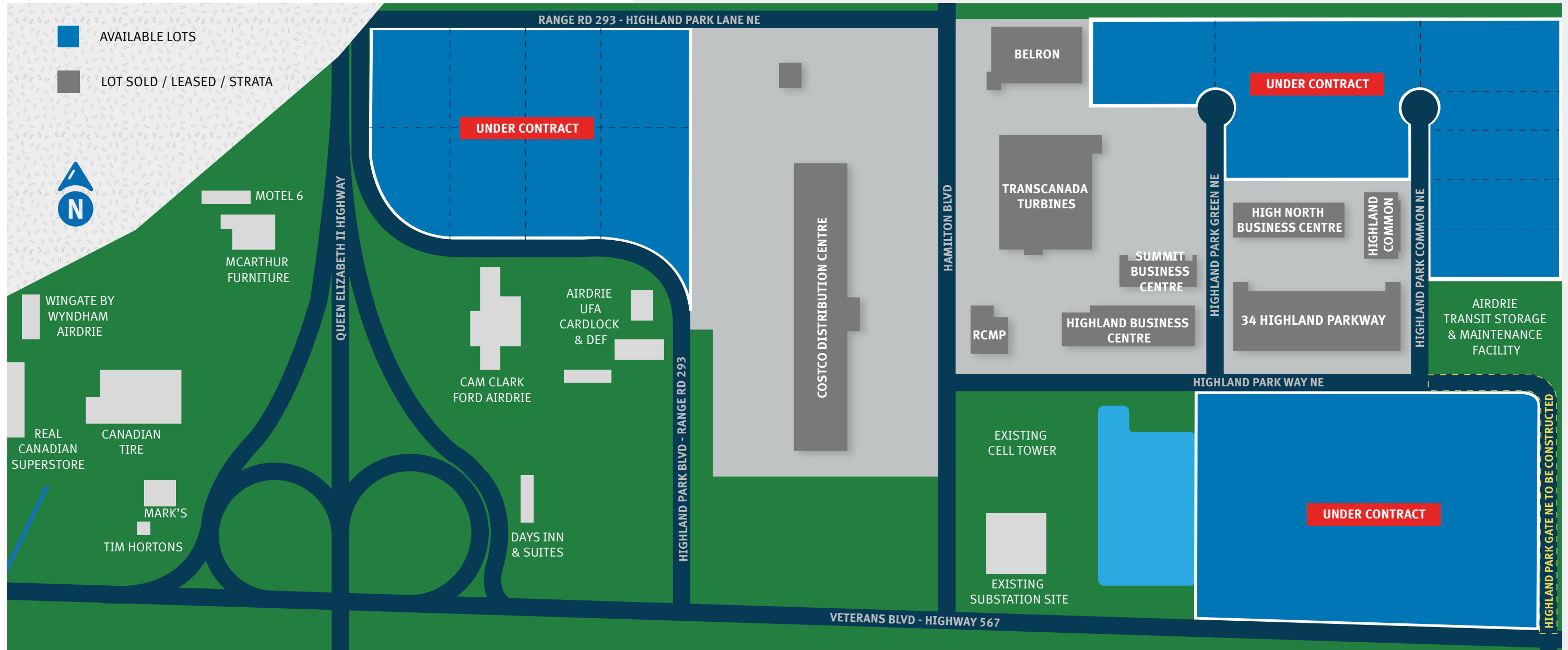
**AVAILABILITY**  
Subdivided in 6-8 months



**PROPERTY TAX**  
Significant savings

# CONTEXT PLAN

## LEGEND



## AVAILABLE LOTS

### HIGHWAY LANDS

Lots	A	B	C	D	E	F	G	H
Sizes (Acres)	UNDER CONTRACT							
Price/Acre (\$ in thousands)								

### EAST LANDS

Lots	A	B	C	D	E	F	G
Sizes (Acres)	UNDER CONTRACT						
Price/Acre (\$ in thousands)							

### VETERANS LANDS

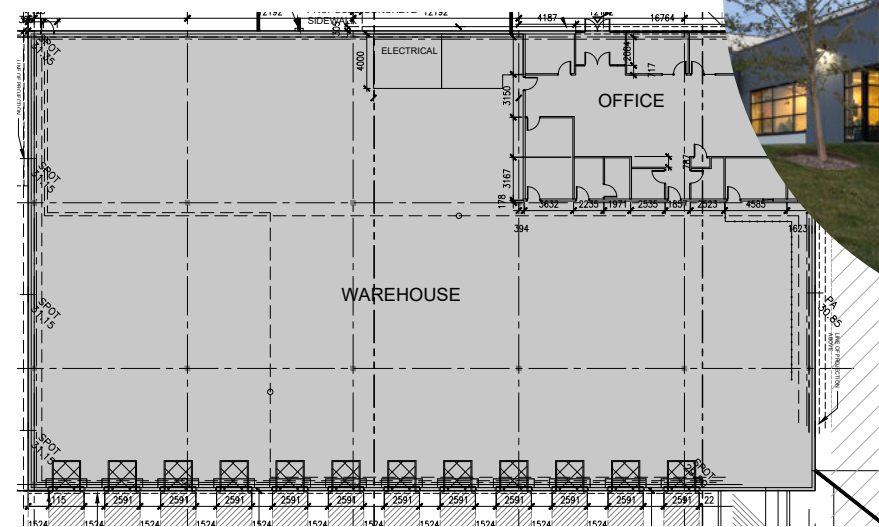
Lots	I
Sizes (Acres)	UNDER CONTRACT
Price/Acre (\$ in thousands)	

## BRING YOUR VISION TO LIFE

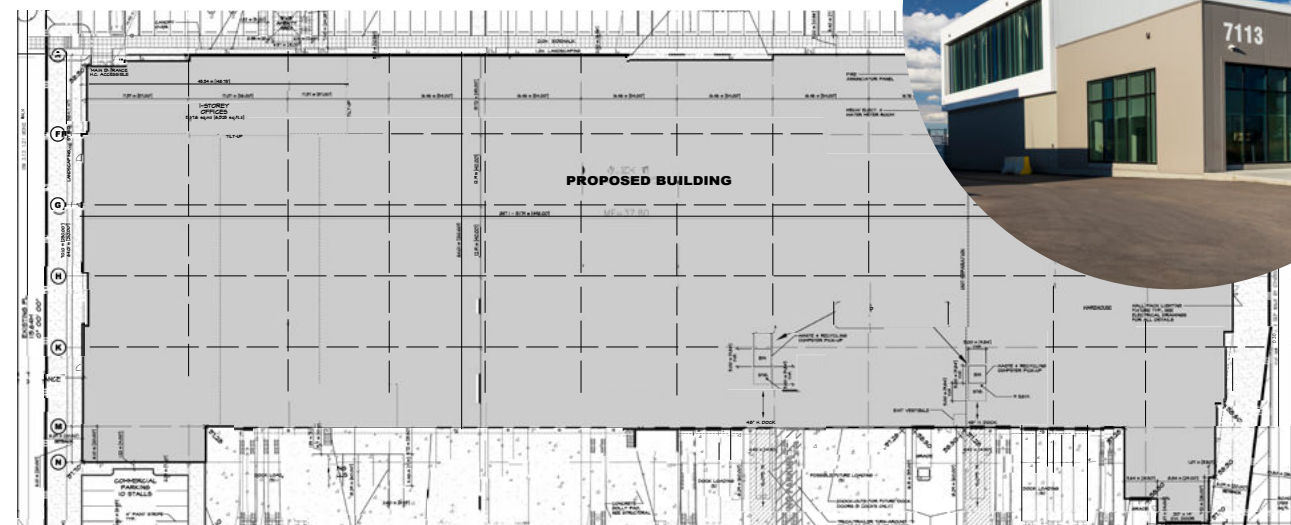
### VARIOUS BUILD-TO-SUIT OPPORTUNITIES AVAILABLE:

- Design-build to lease or own
- Flexible developer & park guidelines
- Various sizes & configurations available

### PROPOSED LAYOUT FOR A 21,000 SF BUILDING



### PROPOSED LAYOUT FOR A 138,000 SF BUILDING



# Beedie/

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Western Canada's largest industrial and residential developers, having completed more than 30 million square feet of new development. Beedie's integrated structure allows them to implement the highest construction and design standards, and its legacy of relationship building enables Beedie to deliver projects that drive commercial value.

As Beedie grows its operations across North America, they have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas.

**BUILT FOR TODAY.  
BUILT FOR TOMORROW.  
BUILT FOR GOOD.**



# HIGHLAND PARK INDUSTRIAL

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