



# Highlands

— Business Park —



## **81 ACRES REMAINING**

including up to 22 acres for  
sale, lease or build-to-suit

## **EXCELLENT HIGHWAY ACCESS**

6 lane lighted intersection on to highway 60  
and access to major transportation routes

## **MEDIUM INDUSTRIAL**

zoning allows for  
outside storage

# SITE PLAN

Featuring over 300 acres of approved industrial land, Highlands Business Park is Acheson's largest industrial site with lots available from 3 acres to 22 contiguous acres.

The recently added intersection on to Highway 60 provides direct access to 5 major transportation routes and the dual left turn bays on and off the highway allow for efficient truck turning movements into the Park. Shovel ready, fully serviced lots are available immediately for lease or build-to-suit.

## Small Lots

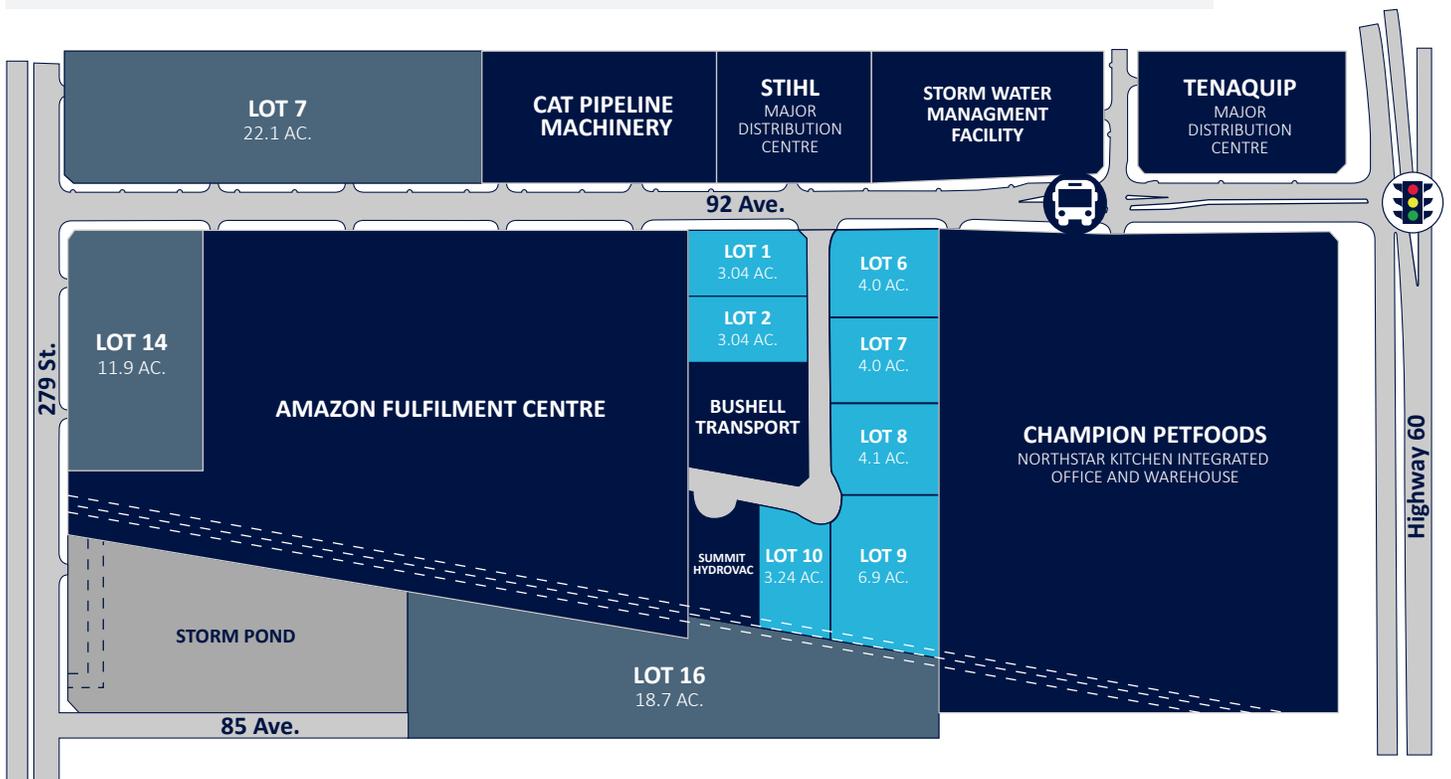
Ready for immediate development for lease or build to suit  
Zoning: MI

## Large Lots

Ready for immediate development for lease or build to suit  
Zoning: MI

## Sold

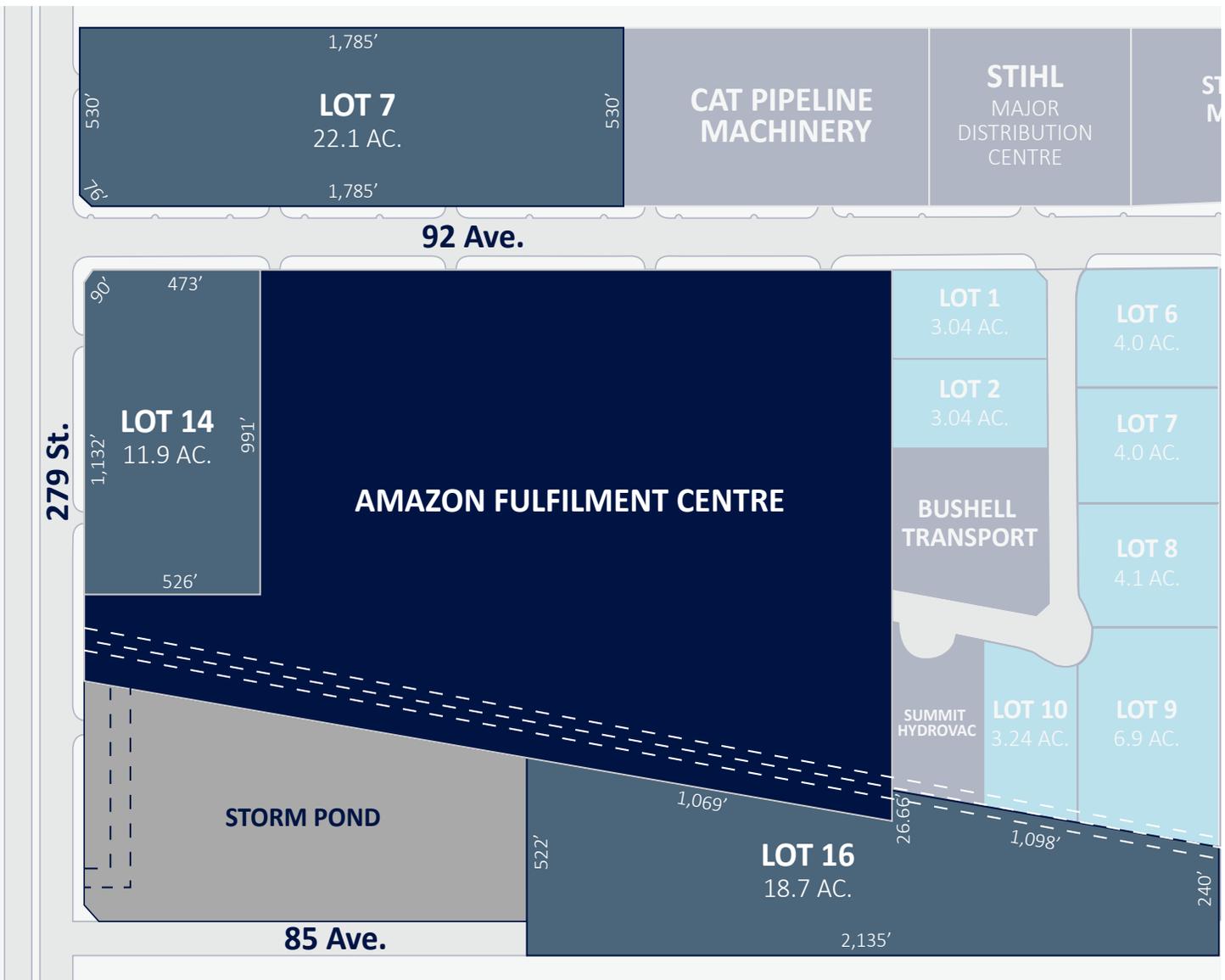
 Bus Stop



# SITE PLAN LARGE LOTS

## KEY FEATURES

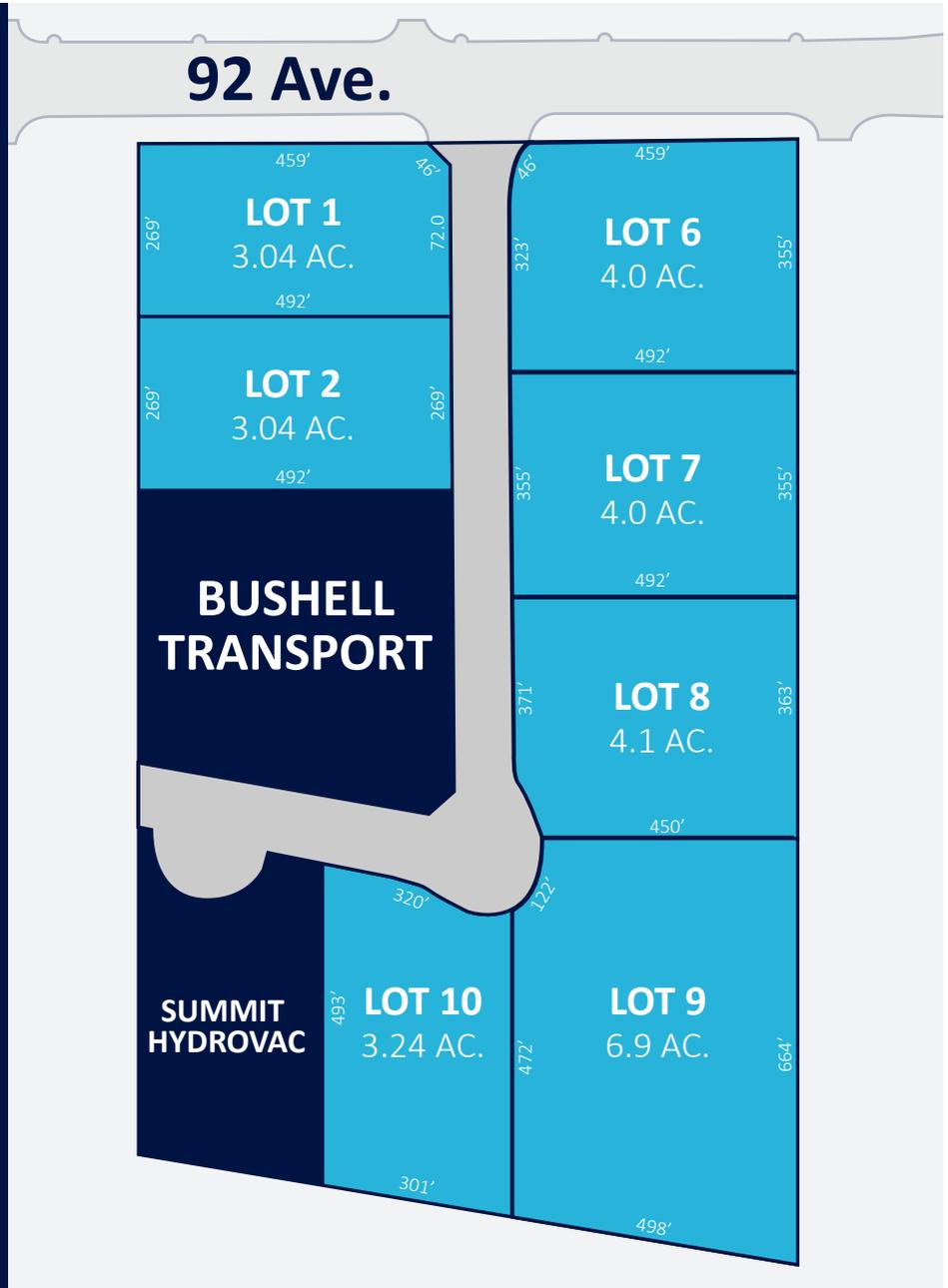
- Lots available up to 22 acres
- 6 lane lighted intersection with double left turning bays on to highway 60
- MI (Medium Industrial) zoning supports many different industrial uses including manufacturing, warehousing, distribution and outside storage
- Full municipal services available
- Some of the lowest property taxes in the Edmonton region



# SITE PLAN SMALL LOTS

## KEY FEATURES

- Fully titled lots from 3 to 6.9 acres available for immediate development
- Lots can be consolidated if needed
- Acheson transit stop on 92nd avenue
- MI (Medium Industrial) zoning supports many different industrial uses and allows for outside storage
- Some of the lowest property taxes in the Edmonton region
- Lots are rough graded, permitted and shovel ready
- 6 lane lighted intersection with double left turning bays on to highway 60



# BUILD TO SUIT OPTIONS

## Lot Features

### Lot 14

**BUILDING AREA**  
+/- 204,000 SF



### Lot 7

**BUILDING AREA**  
+/- 464,000 SF



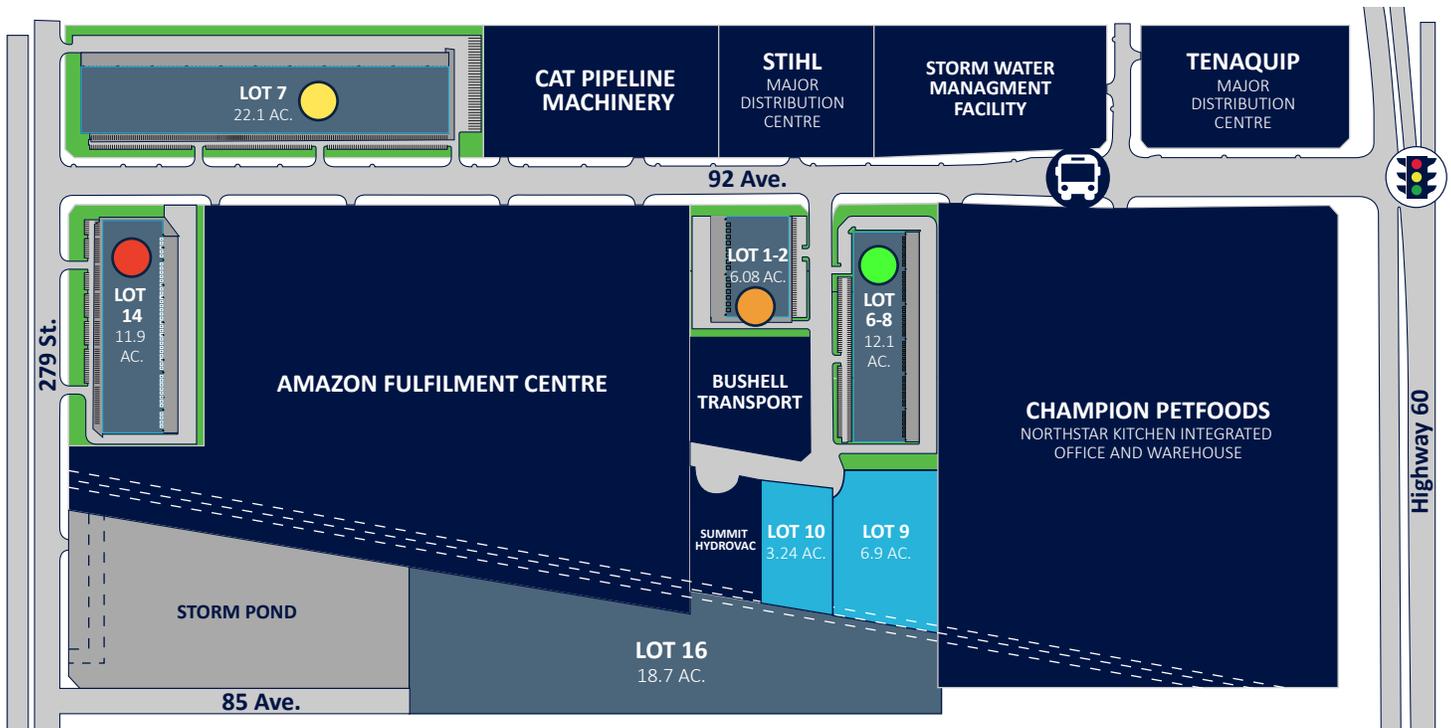
### Lot 1-2

**BUILDING AREA**  
+/- 100,000 SF



### Lot 6-8

**BUILDING AREA**  
+/- 198,000 SF



## KEY FEATURES

- Lots available up to 22 acres
- 6 lane lighted intersection with double left turning bays on to highway 60
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# BUILD TO SUIT OPTIONS +/- 204,000 SF

## LOT 14

### KEY FEATURES

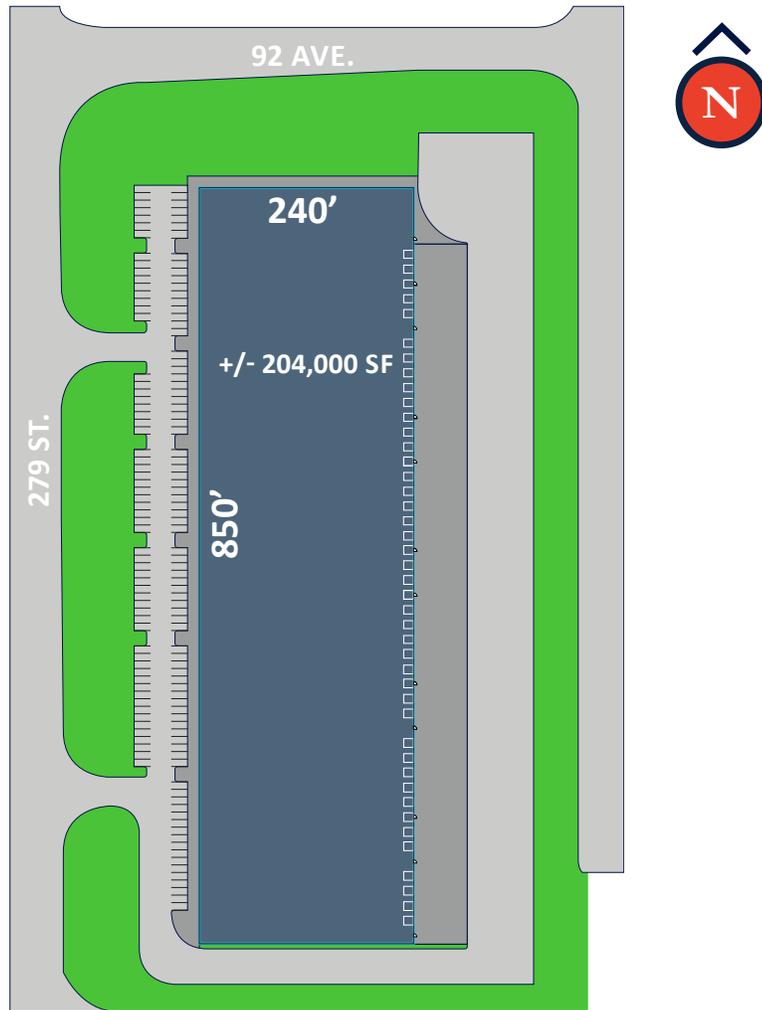
**BUILDING AREA**  
+/- 204,000 SF

**ZONING**  
MI - Medium Industrial

**SITE AREA**  
11.9 AC (4.8 HA)

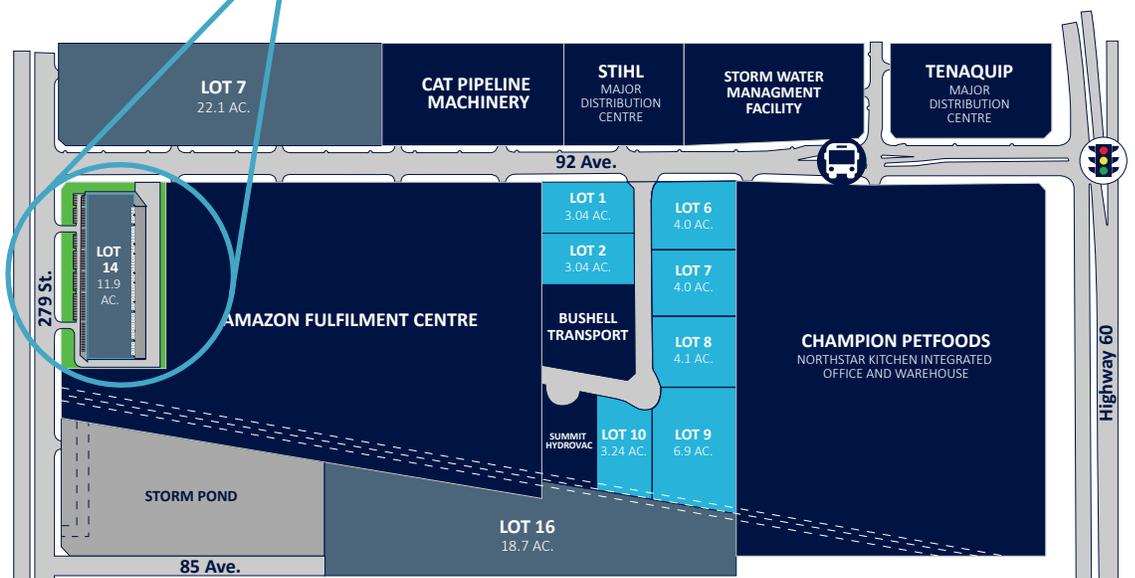
**SITE COVERAGE**  
39%

**PARKING**  
+/- 129 Stalls



## SITE PLAN

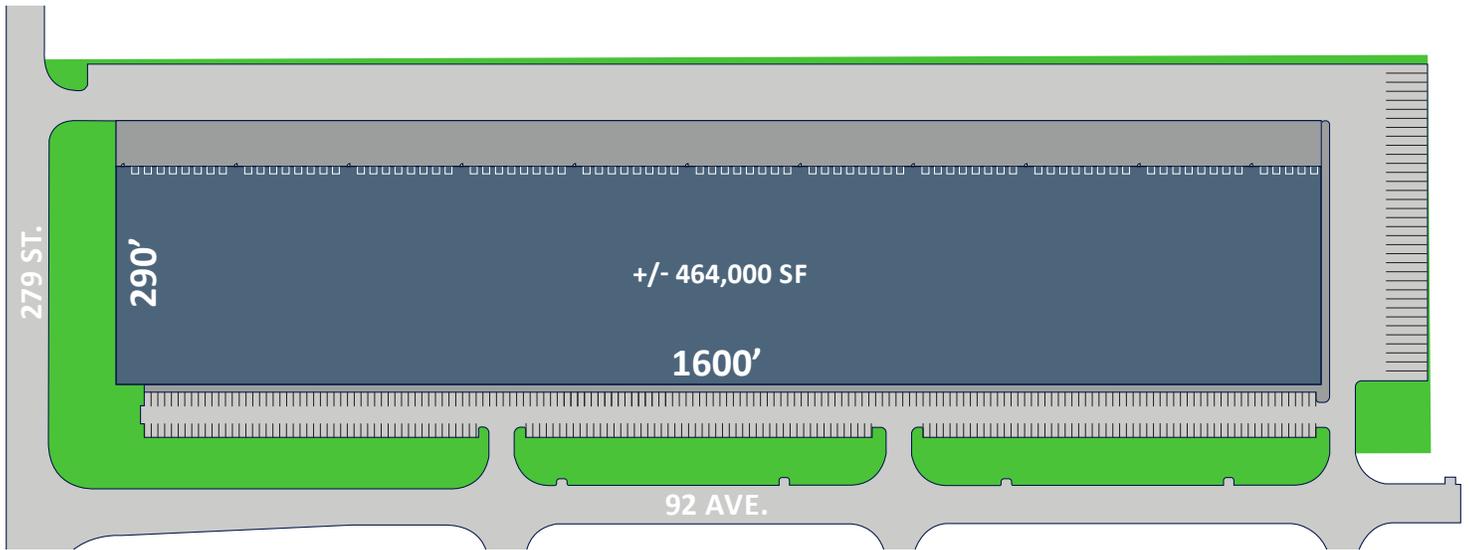
Lot 14 with close proximity to Highway 60 via 92nd Ave



# BUILD TO SUIT OPTIONS +/- 464,000 SF

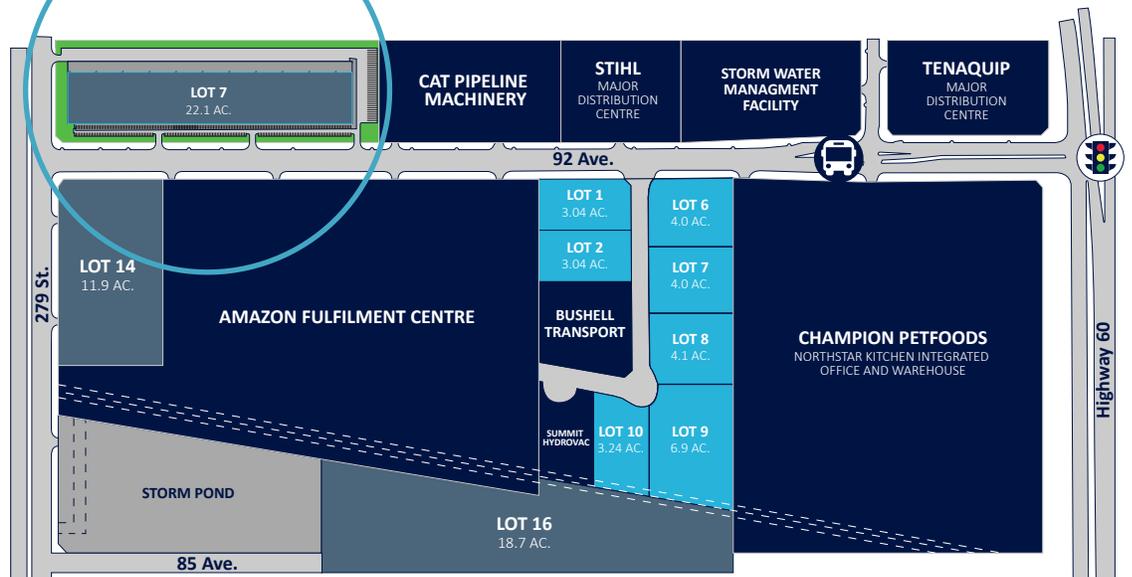
## LOT 7

<b>KEY FEATURES</b>	<b>BUILDING AREA</b> +/- 464,000 SF	<b>ZONING</b> MI - Medium Industrial	<b>SITE AREA</b> 22.1 AC	<b>SITE COVERAGE</b> 48%	<b>PARKING</b> +/- 370 Stalls
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## SITE PLAN

Lot 7 with close proximity to Highway 60 via 92nd Ave



# BUILD TO SUIT OPTIONS +/- 100,000 SF

## LOT 1-2

### KEY FEATURES

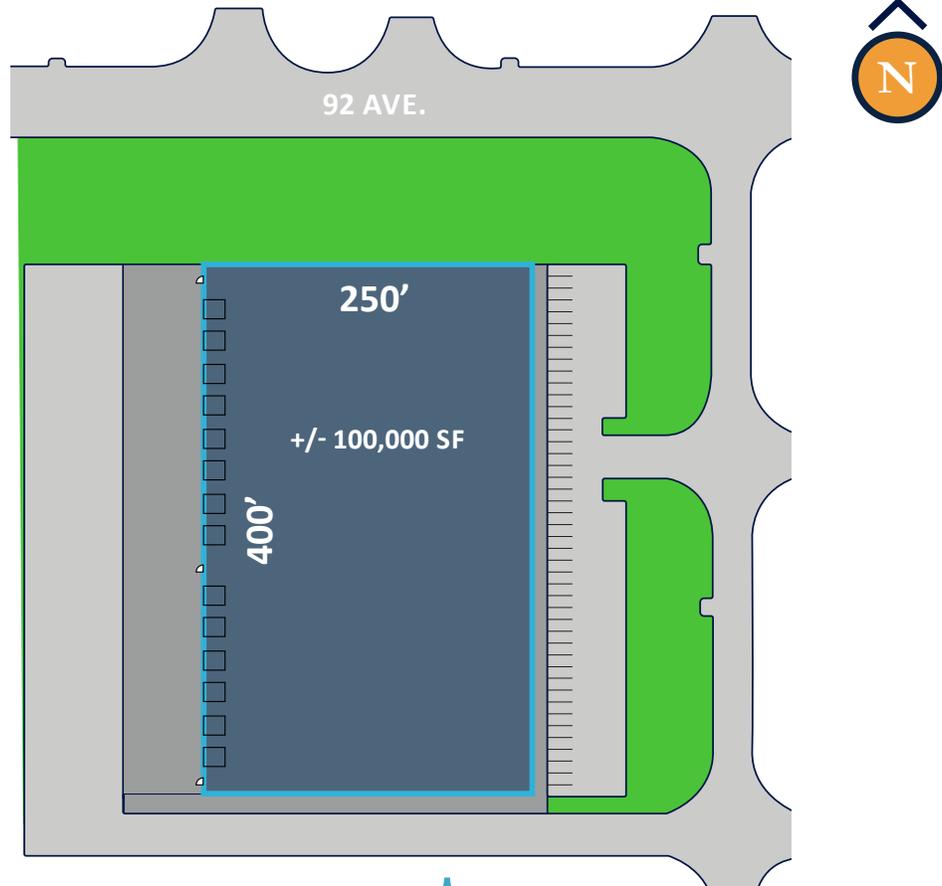
**BUILDING AREA**  
+/- 100,000 SF

**ZONING**  
MI - Medium Industrial

**SITE AREA**  
6.08 AC

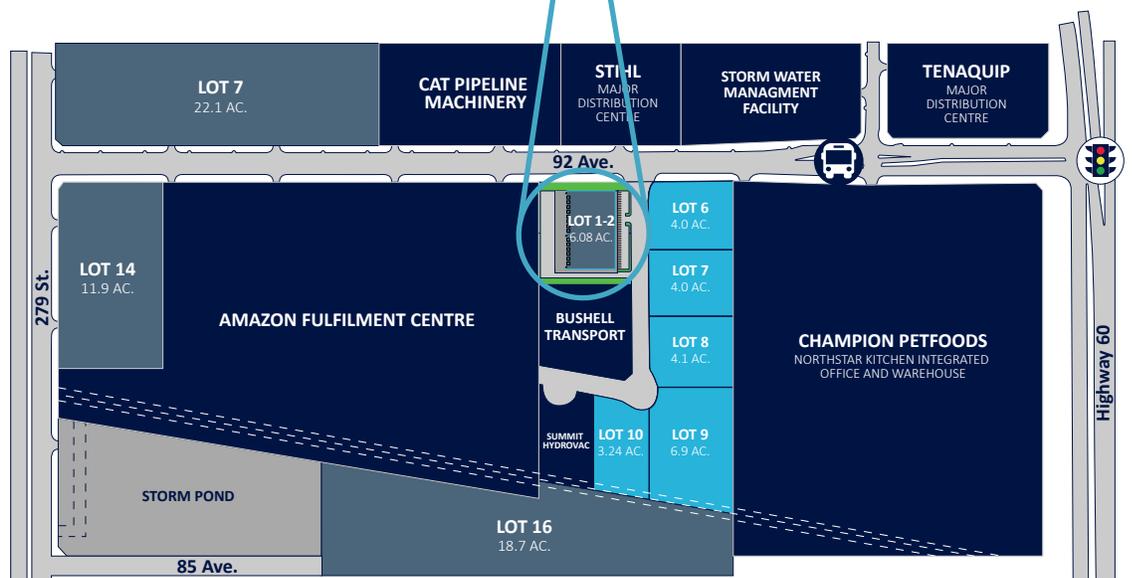
**SITE COVERAGE**  
38%

**PARKING**  
+/- 45 Stalls



## SITE PLAN

Lot 1-2 with close proximity to Highway 60 via 92nd Ave



# BUILD TO SUIT OPTIONS +/- 198,000 SF

## LOT 6-8

### KEY FEATURES

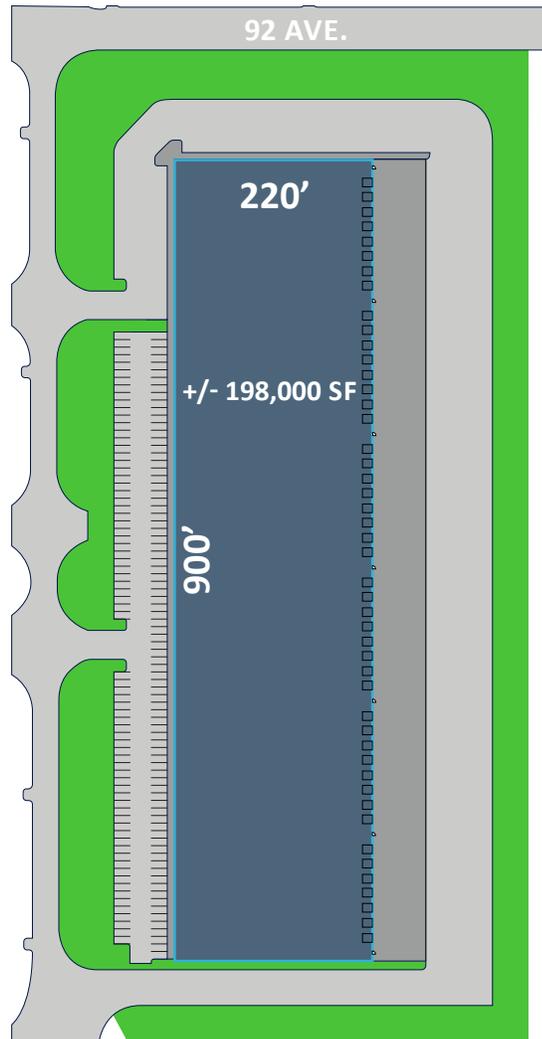
**BUILDING AREA**  
+/- 198,000 SF

**ZONING**  
MI - Medium Industrial

**SITE AREA**  
12.1 AC

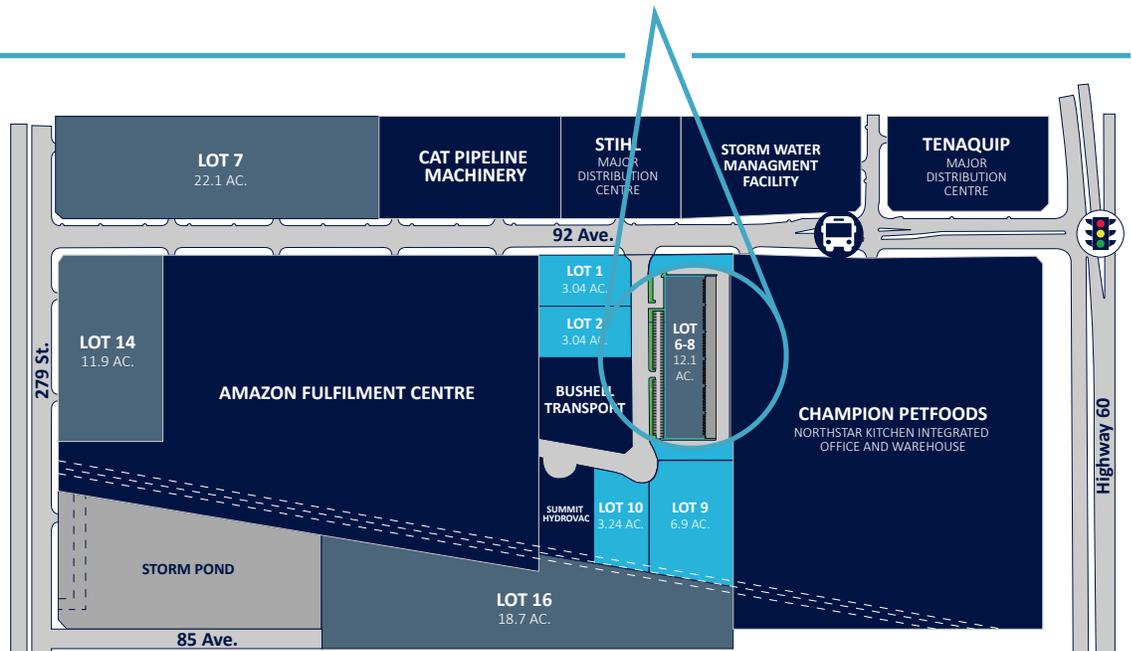
**SITE COVERAGE**  
37.6%

**PARKING**  
+/- 250 Stalls



## SITE PLAN

Lot 6-8 with close proximity to Highway 60 via 92nd Ave

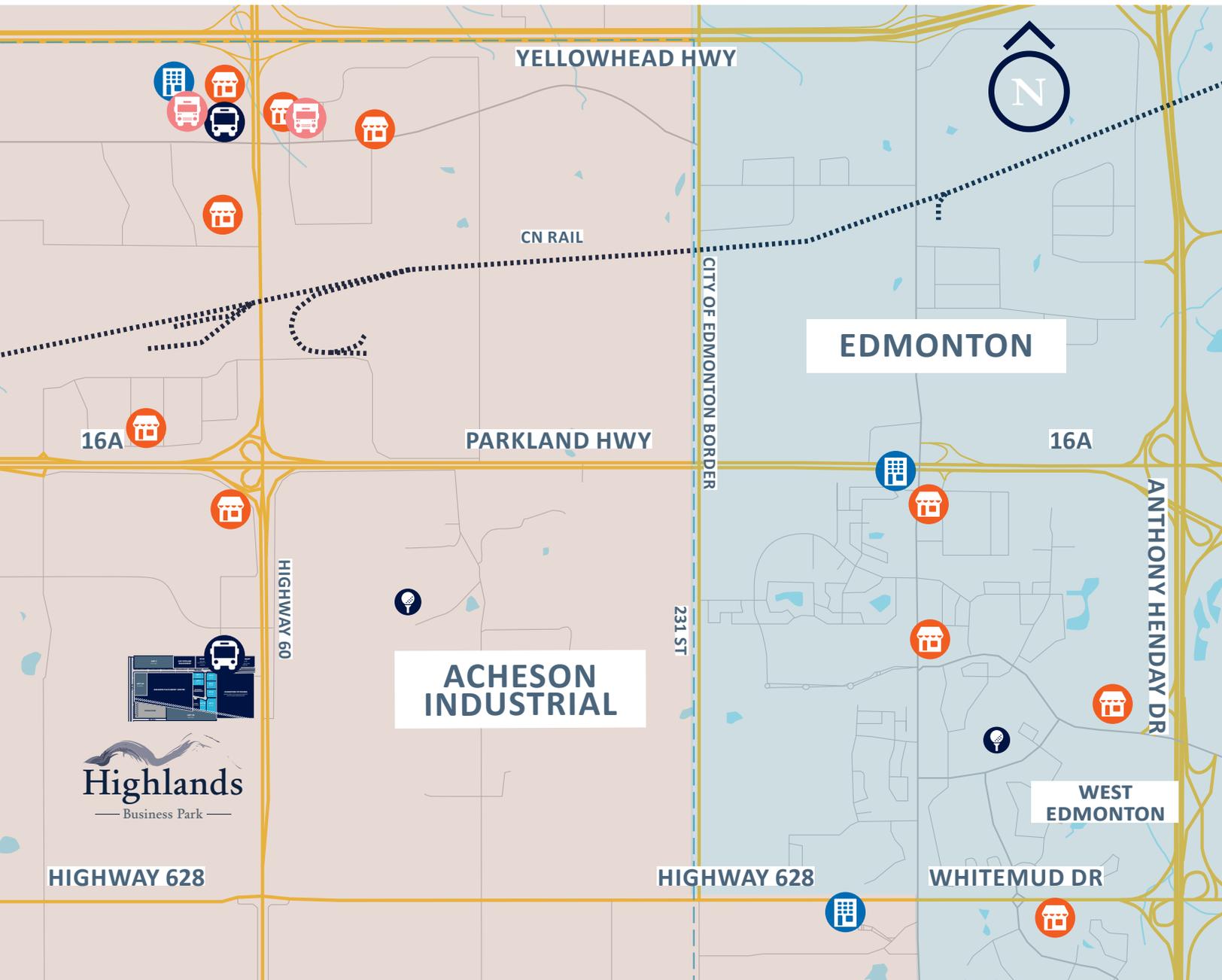


# THE LOCATION

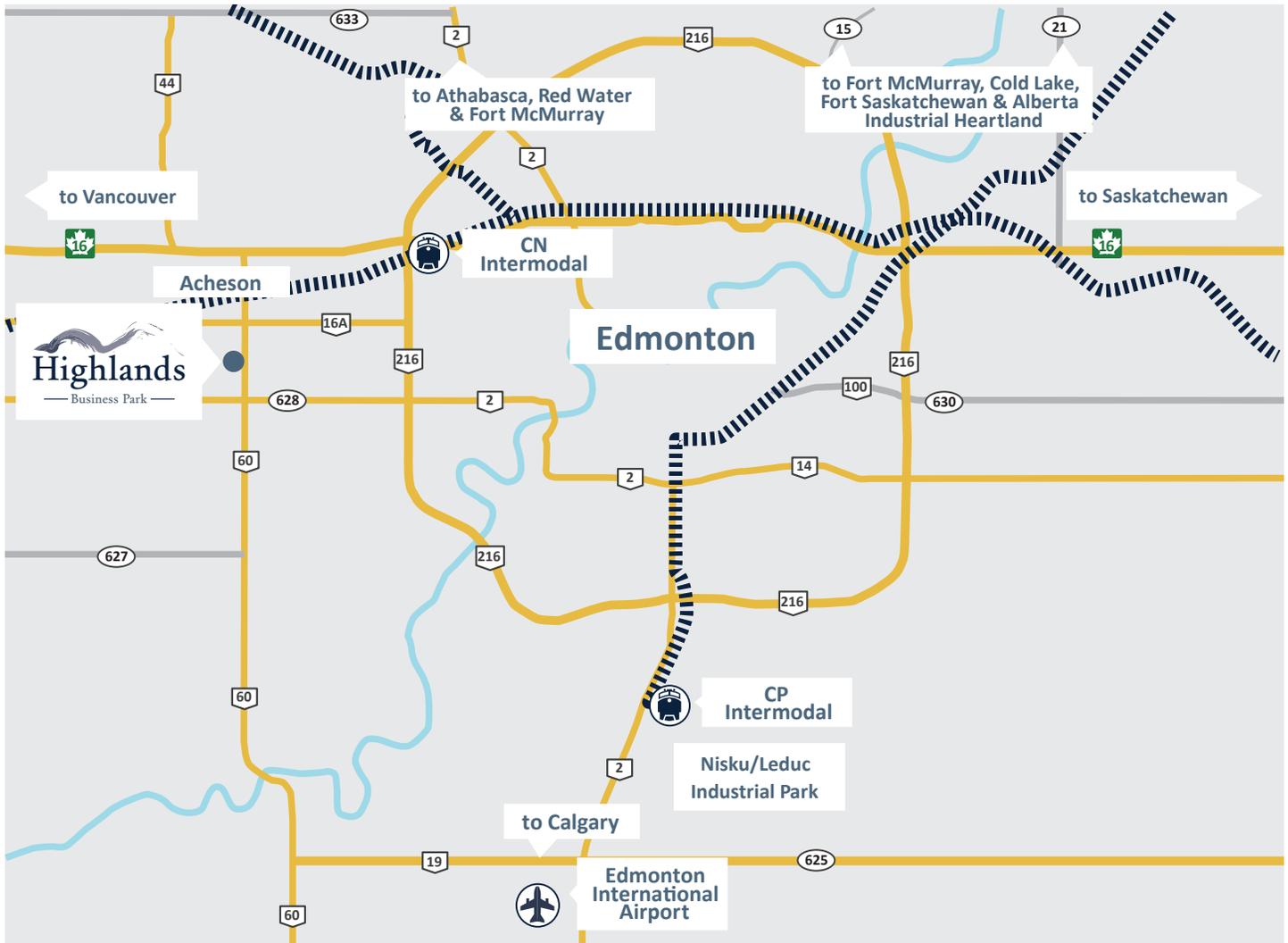
Acheson is one of the fastest growing industrial areas in Alberta. Access to major transportation routes combined with lower non-residential tax rates and competitive land prices have contributed to Acheson being a strong value proposition for businesses. Building off Panattoni's successes in Acheson with Northview and Southview Business Parks, Highlands provides an attractive option for business looking for industrial land or built-to-suit facilities with a reputable developer in the Edmonton region.

## LEGEND

- Highlands Business Park
- Bus Stop
- Golf Course
- Restaurants/Stores
- Hotel
- Truck Stop
- Area Structure Plan boundary
- City of Edmonton Border
- Acheson Industrial



# ACHESON STRATEGIC TRANSPORTATION CONNECTIONS



## KEY TRANSPORTATION CORRIDORS

### THROUGH PARKLAND:

Highway 16 (Yellowhead)  
 Highway 16A  
 Highway 22  
 Highway 43  
 Highway 44  
 Highway 60

### RAIL

#### CN INTERMODAL

14 km (8.7 mi)

#### CP INTERMODAL

28 km (17.4 mi)

### CLOSE TO PARKLAND:

Highway 216 (Anthony Henday)  
 Highway 15  
 Highway 2  
 Highway 63

### AIR

#### EDMONTON INTERNATIONAL AIRPORT

38 km (23.6 mi)

#### VILLENEUVE AIRPORT

20 km (12.4 mi)

- Located close to key transportation corridors, two airports, and the CN & CP Intermodal yards.
- Acheson Public Transit stop is on 92nd Avenue, adjacent to the site.
- The new 92nd Avenue is an arterial roadway planned to connect the City of Edmonton to Spruce Grove with minimum 4 lanes, providing outstanding access to the site.
- Four lane extension Hwy. 628 (Whitemud Freeway/Hwy. 2) from Edmonton to Spruce Grove for future interchange at Hwy. 60 with a signalized intersection, located immediately south of Highlands Business Park.

# CONTACT

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For information on current and upcoming opportunities, please contact:

780-409-8047 | [PANATTONICANADA.COM](http://PANATTONICANADA.COM)



## THE DEVELOPER

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Panattoni Development Company is an industry leading, privately held commercial real estate development company. With over 25 offices in Canada, the United States and Europe, they are responsible for over 320 million square feet of development, with a specialization in industrial speculative and Build-To-Suit projects.

