

SITE DETAILS

- **LEGAL DESCRIPTION** –
Lot: 6; Block: 2; Plan: 0525334
- **SITE AREA** – 5.41 Acres
- **TYPE** – Fenced industrial yard
- **ZONING** – IM (Medium Industrial)
- **SERVICES** – Full

NEIGHBORS INCLUDE

- Diamond International Trucking
- Allied Fitting & Flange
- Kiewit Canada
- Matrix Wear Technologies
- Lockwood Valve
- Mammoet Canada
- PCL Construction
- Tiger Machine
- Bison Transport
- Waiward Steel
- Aecon
- Snamprogetti



SITE FEATURES

- New overpass from sherwood drive & highway 16, with targeted completion of november 2015.
- Current modular lay down yard ready for building development.
- Industrial land.
- Fully serviced and fenced.
- Geo tech fabric & 14" heavy gravel.

LEASE INFORMATION

BASE RENT	\$5,000 per acre/month
OPERATING COSTS	TBD
AVAILABILITY	July 5, 2014

SITE TOUR INFORMATION

Matt Woolsey
General Manager

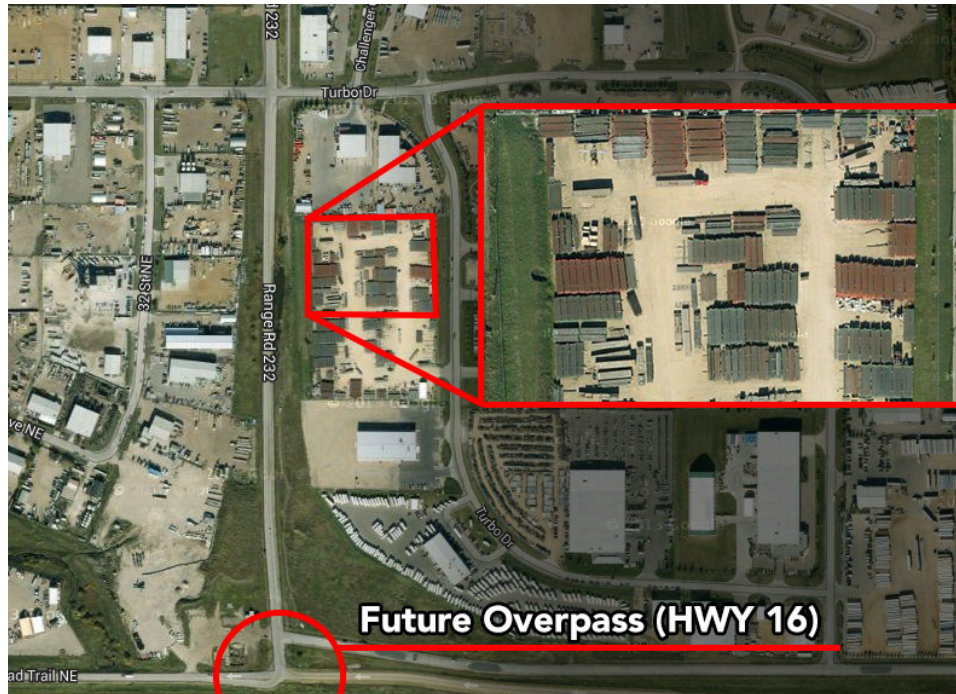
780.421.4000 ext 4
matt@yorkrealty.ca

Site tours by
appointment only

85 TURBO DRIVE

LEASE OPPORTUNITY | PREPARED INDUSTRIAL LAND
Sherwood Park, Alberta (North East Edmonton)

AERIAL



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Suite 1622, Canadian Western Bank Place
10303 Jasper Avenue, Edmonton, AB, T5J 3N6 | Tel: 780.421.4000