



Industrial | Storage Yard

**53338 Range Road 231**  
Strathcona County, Alberta  
**Lease Opportunity**



## LEASE INFORMATION

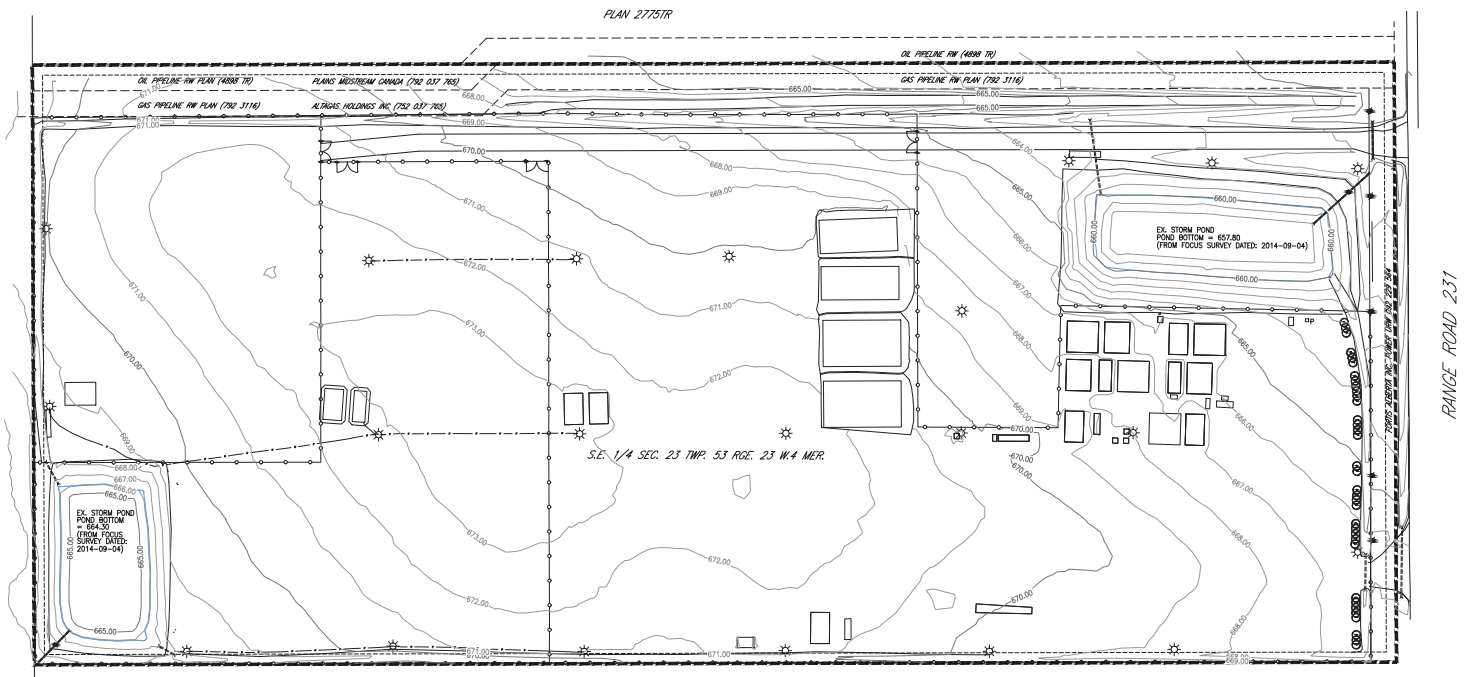
|                        |                                |
|------------------------|--------------------------------|
| <b>Base Rent</b>       | <b>Market</b>                  |
| <b>Operating Costs</b> | <b>Paid by tenant directly</b> |
| <b>Available Area</b>  | <b>5 – 7 Acre Pockets</b>      |
| <b>Availability</b>    | <b>Immediately</b>             |
| <b>Term</b>            | <b>Flexible</b>                |

- Vehicle access to the subject site is currently available via 2 paved ingress points along Range Road 231 at the eastern perimeter
- Low site coverage, allowing for yard storage or development
- The site is fully gravel covered (12") and compacted with landscaping screen
- Geotextile fabric covering entire site
- 8" concrete crush
- 5" of 20mm road gravel
- Storm water drainage plan designed with two (2) storm water ponds
- Natural gas on site
- Heavy power available (3-Phase padmount 1500kVa service)
- Temporary storage tents available on site
- Fully fenced

## SITE FEATURES

This 70-acre parcel of land located just North of Highway 16 is in a prime location with great access to Edmonton, Strathcona County and Sherwood Park, and on main travel routes to Fort McMurray. This lot is already well prepared is set to be fully serviced by 2018 and would be an ideal location for various types of land users.





Services Map

LOT C  
PLAN 2354RS

## SITE DETAILS

### Address

53338 Range Road 231  
Strathcona County, Alberta

### Type

Industrial Storage Yard

### Legal

SE 23-53-23-W4

### Site Area

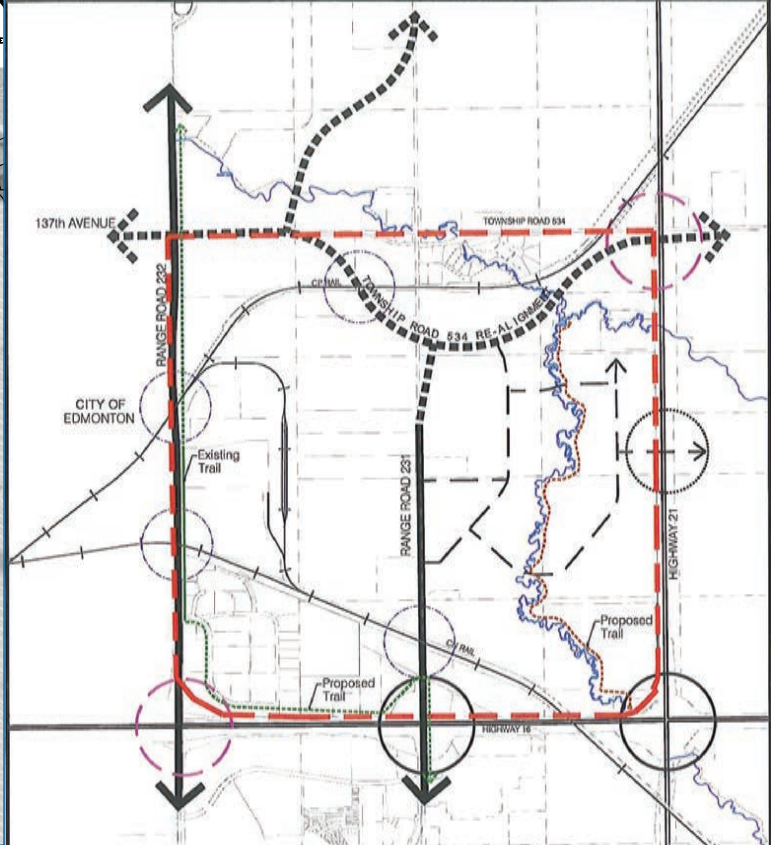
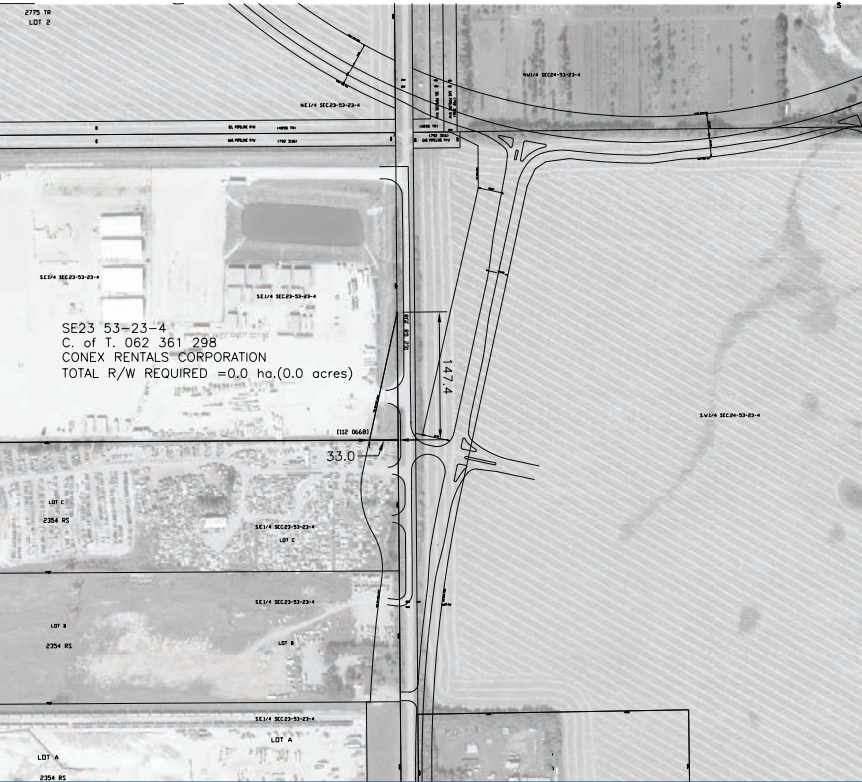
70.07 Acres

### Zoning

IM – Medium Industrial



# INDIVIDUAL OWNERSHIP PLAN



**53338 Range Road 231**  
Strathcona County, Alberta

## SITE TOUR INFORMATION

Site tours by appointment only

**Matt Woolsey**

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