

FOR LEASE

CN RAIL SPUR OPPORTUNITY UP TO 10 ACRES INDUSTRIAL LAND

2071 - 70 AVENUE NW, Edmonton, AB



POTENTIAL FOR CN RAIL SPUR

BUILD TO SUIT OPPORTUNITIES

Highlights

- Build-to-suit opportunities
- Potential for a CN rail spur on this site
- Fully prepped, graveled, fenced and gated yard
- 1 acres ± lease options available (10 acres ± remaining)
- Minutes to Anthony Henday Drive
- Excellent access to 17 St, 76 Ave, Sherwood Park Freeway & Whitemud Drive

TYLER WEIMAN, SIOR

Partner, Associate

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JOANNA LEWIS

Senior Transaction Manager

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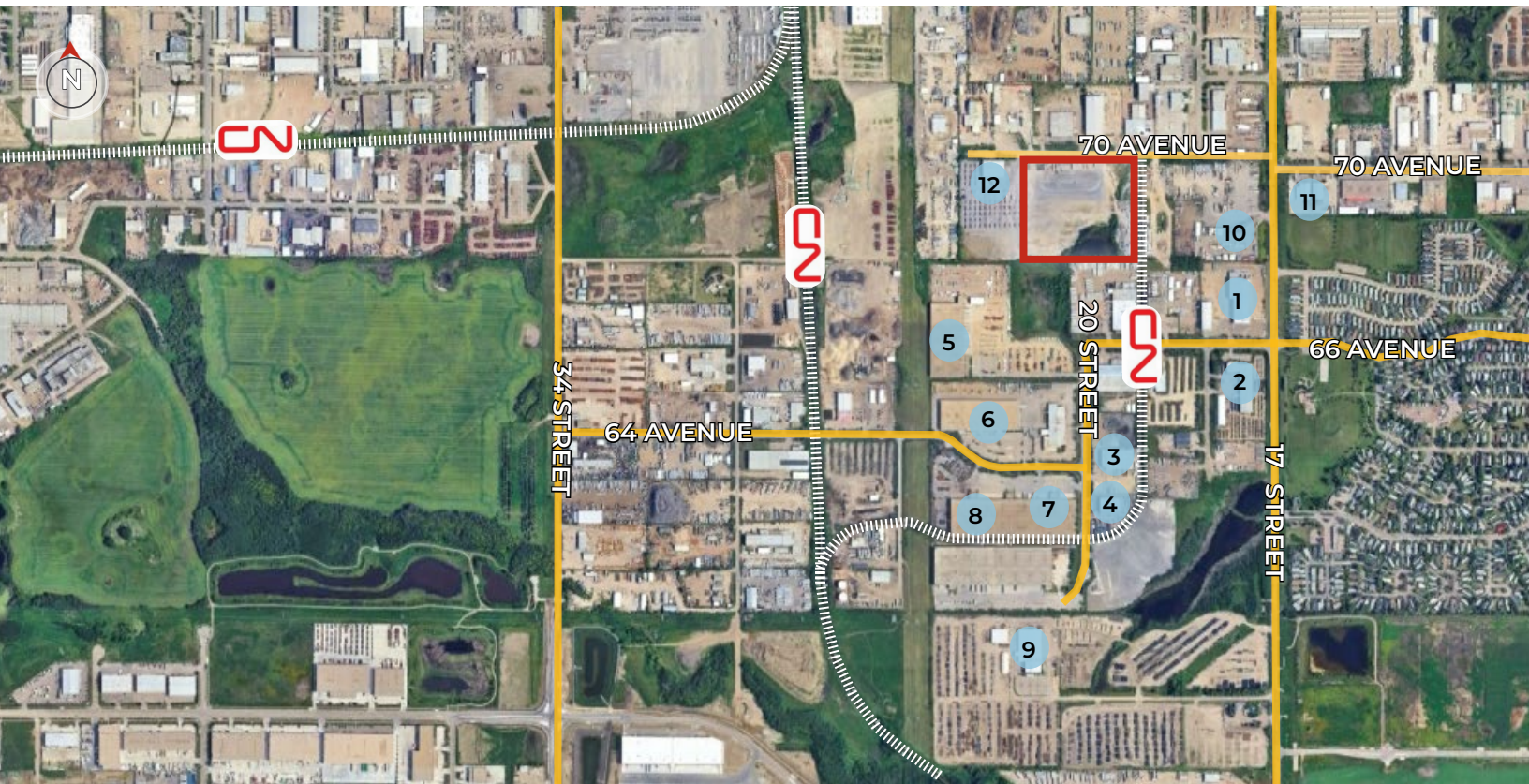


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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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- 1 The Rig Shop Limited
- 2 Trans Am Piping Products Ltd.
- 3 Prins Group Ltd.
- 4 Piranha Stucco and Target Products
- 5 UFA Co-operative Distribution Centre
- 6 Weatherford
- 7 VWR Canlab
- 8 Bri-Steel Manufacturing
- 9 Comco Pipe & Supply Company
- 10 United Rentals - Storage Containers
- 11 Goralta Oilfield Supply Ltd.
- 12 OSS Metals

Property Details & Information

MUNICIPAL ADDRESS	2071 - 70 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 9621416; Block: 1; Lot: 25
NEIGHBOURHOOD	Southeast Industrial
ZONING	IM (Medium Industrial)
SITE SIZE	1 - 10 acres ± remaining
LAND LEASE RATE	\$3,500/acre/month
OP COSTS	TBC
POSSESSION	Negotiable

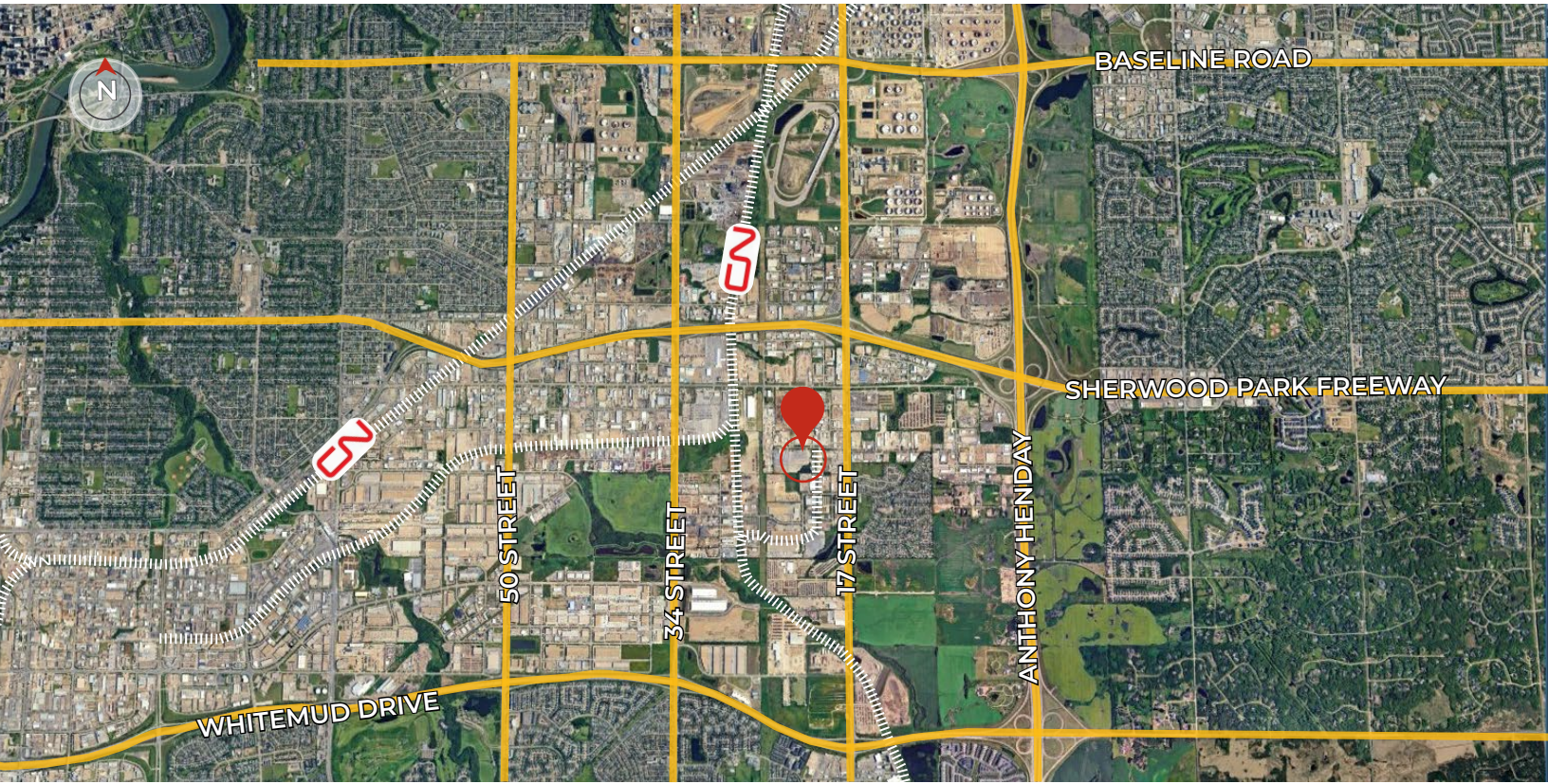


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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

Tyler Weiman, SIOR | Partner, Associate

In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.



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As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/ user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties.

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.



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