

EDMONTON CALMAR MARKETPLACE



Edmonton Calmar Marketplace: The Gateway Hub

Address: 4406 50 Avenue, Calmar, AB

Total Site Area: 23 Acres

UNMATCHED LOGISTICAL ADVANTAGE



**10-Minute
Drive to
YEG Airport
Cargo Terminal**



**High-Load Corridor frontage
for oversized/heavy industrial transport.**

DEVELOPMENT HIGHLIGHTS



Industrial Medium Zone

Build-to-Suit Opportunity: Flexible site plan optimized for high-capacity industrial, logistics, Industrial Outdoor Space, and professional "Gateway" landmarks.

Proactive Design: Architectural vision includes tiered professional space and integrated loading bays to maximize site utility and aesthetic value.

TECHNICAL SPECIFICATION

Site Status:

Current state: 23 acres, fully stripped

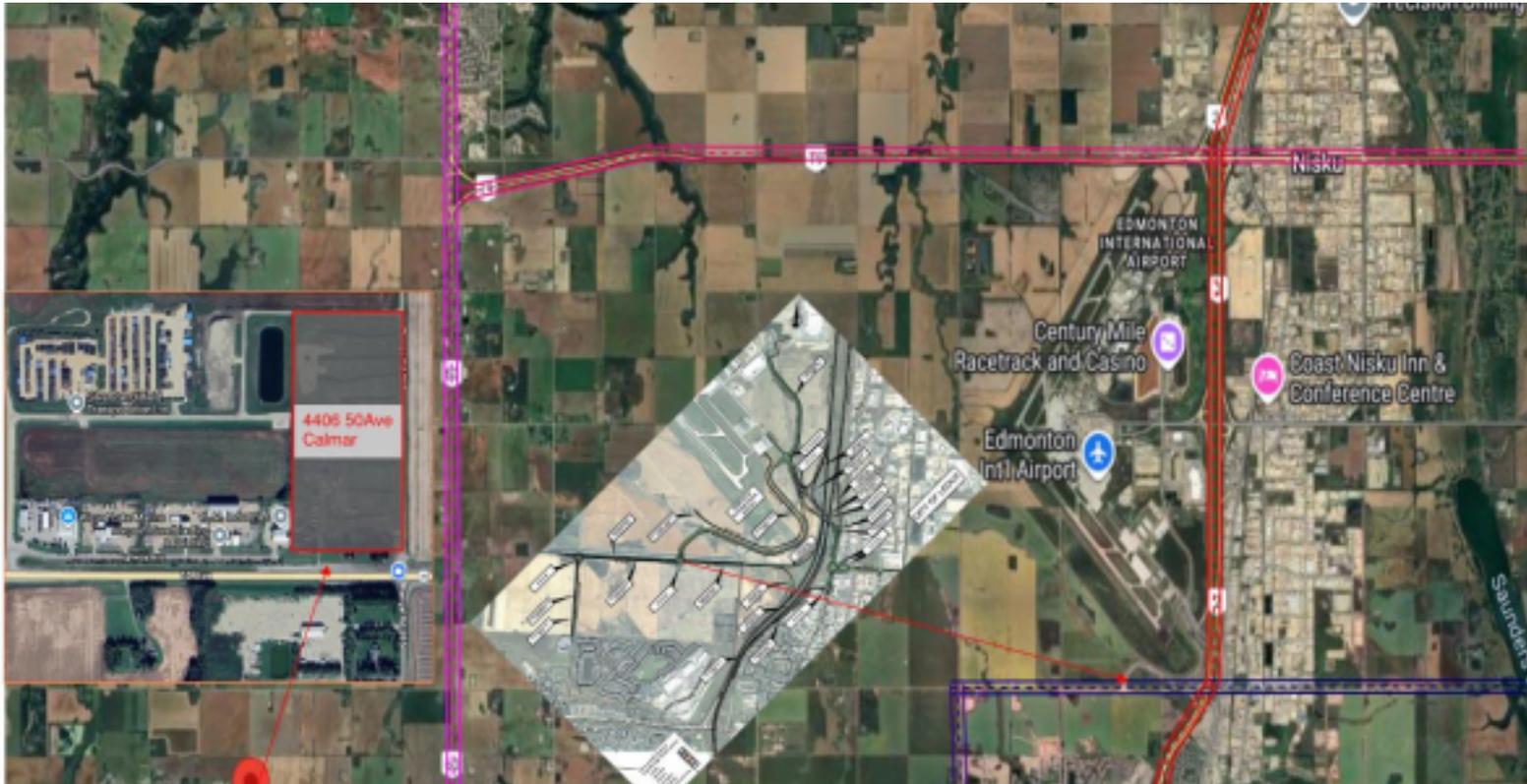
Grading: Civil works on going

Availability: Ready for custom grading |
building footprints and heavy load use

Building
footprints

Heavy-load use

LOGISTIC CONNECTIVITY

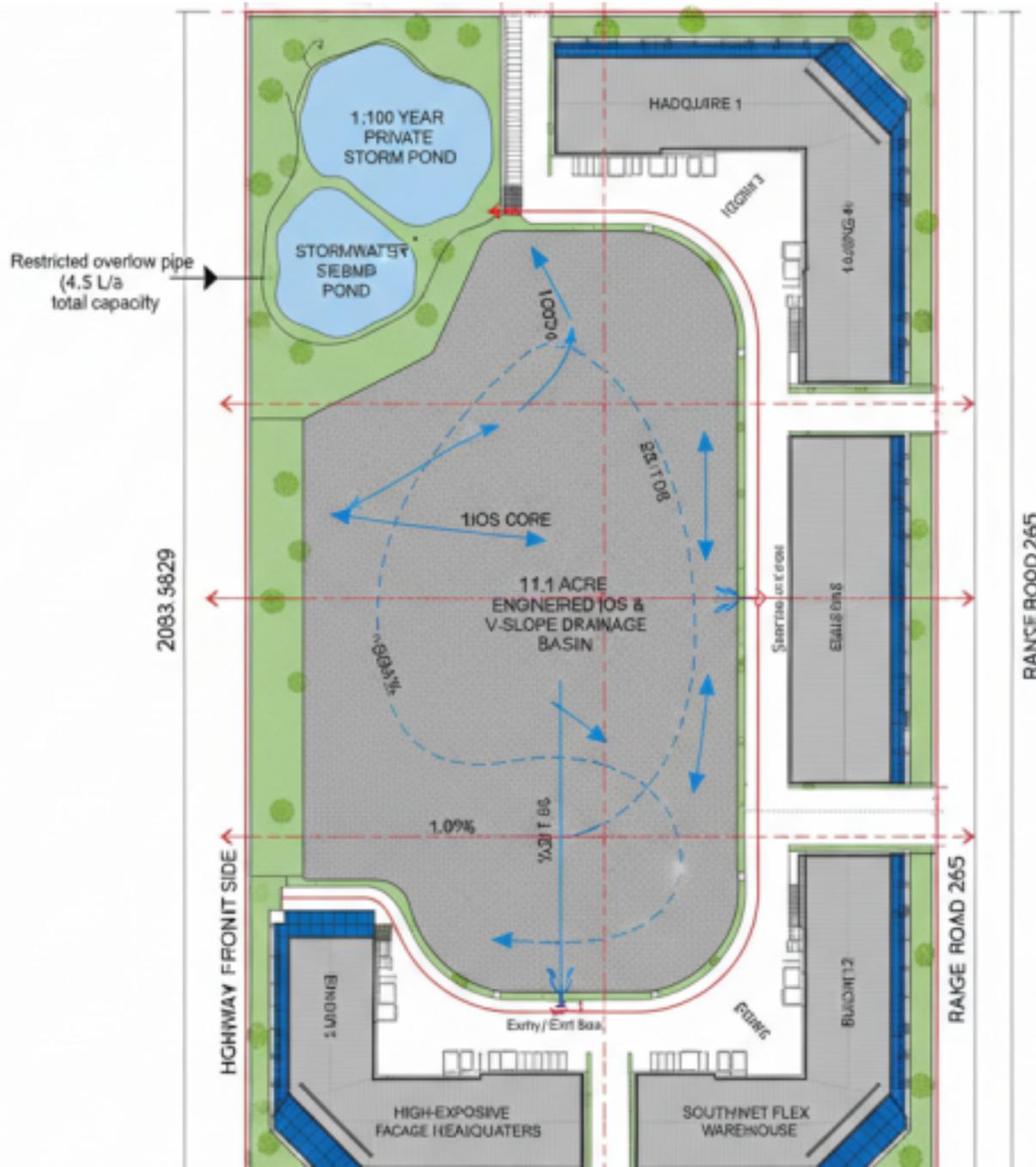


Cargo Terminal



Highway Frontage

SITE LAYOUT CONCEPT



For Inquiries & Site Tours



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Company Profile: Jijo Weld Inspection Service Inc.

Edmonton Calmar Marketplace is our brand name and technical leader in high-standard infrastructure development. Led by Jijo Antony, the firm specializes in creating strategic industrial assets that prioritize structural integrity and operational precision. The Edmonton Calmar Marketplace project reflects this technical expertise, transforming a 23-acre parcel into a "Gateway Hub" engineered specifically for the demands of the regional high-load corridor and global cargo logistics. By managing the development from the ongoing civil grading phase through to the architectural vision, the firm offers unique build-to-suit opportunities for Tier-1 industrial and defence partners.