

# INDUSTRIAL LOTS

Starting at \$399,000/acre

Origin Business Park, Wheatland County

**terradigm**  
ADVISORS



**When you choose Origin Business Park, you're not just selecting a place for your business to thrive; you're securing an advantage over your competitors. Seize this opportunity and position your business for success.**

Located less than 15 minutes east of Stoney Trail on Highway 1, these limited service industrial lots are a fraction of the cost of other similar lots east of Calgary, and have immediate access to the Trans Canada Highway. With lower property taxes in Wheatland County, the savings continue to add up.

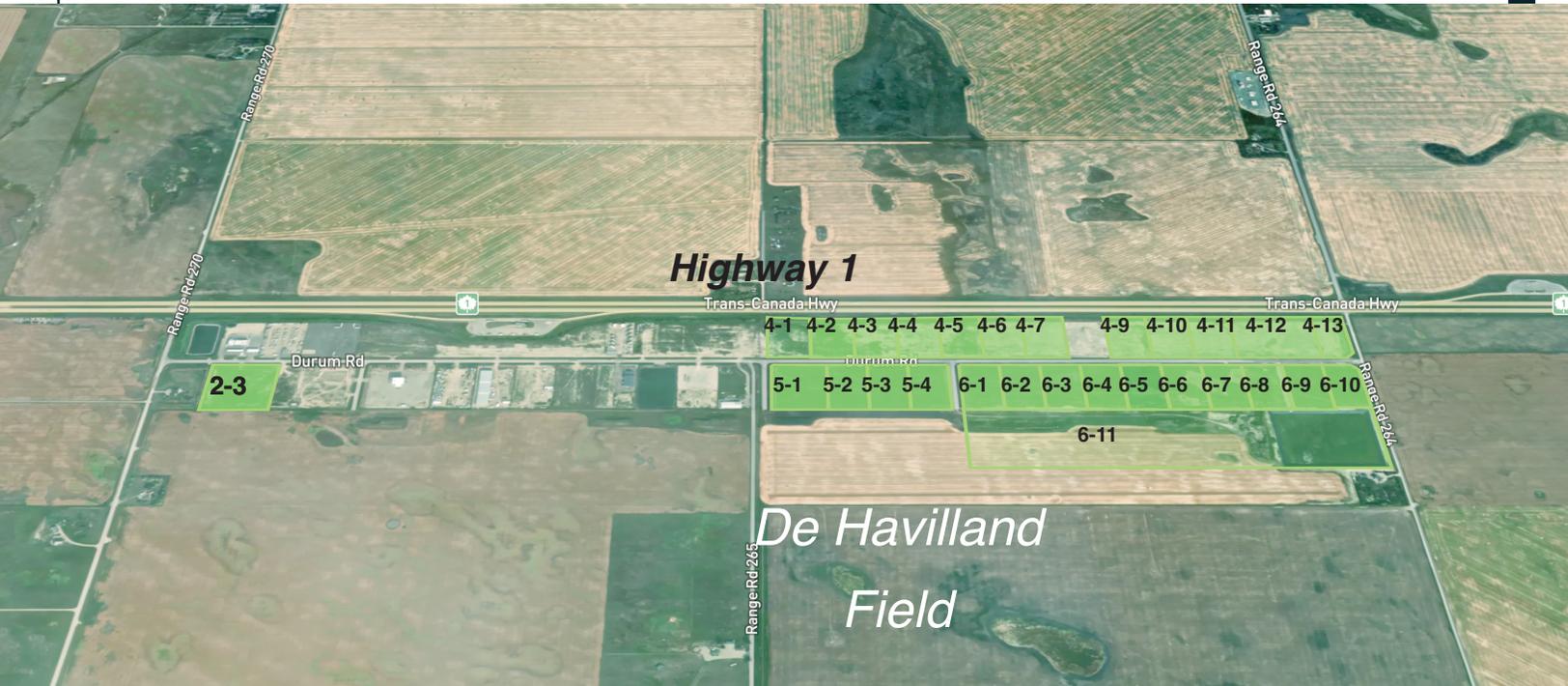
In addition to the other industrial businesses already located in the park, there is a new Esso station, Burger King and KFC at the west gateway to the Park and the newly announced De Havilland Field on the south.

- **2-8 acre industrial lots**
- **Located between Highway 1 and De Havilland Field, less than 15 minutes east of Calgary**
- **Subdivide to Suit and Build to Suit options available**

*\* Development Permits for Phase 2 Lots will be delayed by Wheatland County until CCCs are issued (est. summer 2026). Please inquire for more details*

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## Highway 1

Trans-Canada Hwy

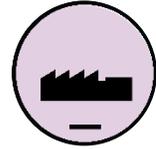
2-3 4-1 4-2 4-3 4-4 4-5 4-6 4-7 4-9 4-10 4-11 4-12 4-13  
 Durum Rd  
 5-1 5-2 5-3 5-4 6-1 6-2 6-3 6-4 6-5 6-6 6-7 6-8 6-9 6-10  
 6-11

## De Havilland Field

Lot	Size( ac)	Price
2-3	8.2	\$3,772,000
2-4	5.0	SOLD
4-1	5.0	\$2,245,000
4-2	5.0	\$2,245,000
4-3	5.0	\$2,245,000
4-4	5.0	\$2,245,000
4-5	5.0	\$2,245,000
4-6	5.0	\$2,245,000
4-7	5.0	\$2,245,000
4-8		SOLD
4-9	5.0	\$2,245,000
4-10	5.0	\$2,245,000
4-11	5.0	\$2,245,000
4-12	10.0	\$4,490,000
4-13	3.74	\$1,679,260

Lot	Size( ac)	Price
5-1	6.87	\$2,673,300
5-2	5.0	\$1,995,000
5-3	5.0	\$1,995,000
5-4	5.0	\$1,995,000
6-1	5.0	\$1,995,000
6-2	5.0	\$1,995,000
6-3	5.0	\$1,995,000
6-4	5.0	\$1,995,000
6-5	5.0	\$1,995,000
6-6	5.0	\$1,995,000
6-7	5.0	\$1,995,000
6-8	5.0	\$1,995,000
6-9	5.0	\$1,995,000
6-10	4.14	\$1,651,860
6-11	40 +/-	\$7,960,000

## 9.5 Industrial General District (IG)



### Purpose and Intent

The purpose is to provide for light or medium industrial development that has minimal to no impact on adjacent landowners in terms of a nuisance effect.

### Permitted and Discretionary Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided that the application complies with the regulations of this district and this Bylaw:

Permitted	Discretionary
Accessory Building / Structure	Agricultural Processing - Major
Agricultural Operation	Alcohol Production
Agricultural Processing - Minor	Auction Mart
Agricultural Support Services	Automotive and Equipment Services
Cannabis Cultivation	Composting Facility
Cannabis Production Facilities	Dwelling, Employee
Commercial Storage	Industrial, Medium
Contractor Service	Mechanical Repair Shop
Essential Public Service	Signs requiring a Development Permit <sup>^</sup>
Food and Beverage Production	Solar Facility <sup>2</sup>
Greenhouse, Public	Tower
Industrial, Light	Warehouse Sales
Office	WECS (Category 2) <sup>2</sup>
Outdoor Storage	
Recreational Vehicle Storage	
Service Station	
Shipping Container	
Signs not requiring a Development Permit <sup>1</sup>	
Solar Panel, Ground Mount <sup>1</sup>	
Solar Panel, Structure Mount <sup>1</sup>	
Stripping and Grading <sup>1</sup>	
Stockpile	
Veterinary Clinic	
Warehouse Storage	
WECS (Category 1) <sup>1</sup>	
WECS (micro) <sup>1</sup>	

- Notes: 1 - See Development Permits Not Required Section  
 2 - See Specific Use Regulations Section  
<sup>^</sup> - See Signage Section for Signage that does not require a permit

