

Significant Price Reduction

# Henday Industrial Park

Industrial Land Sale Opportunity

Yellowhead Trail & Winterburn Road  
Edmonton, Alberta

Lots from 2.00 - 9.94 Acres | Flexible Zoning



# Henday Industrial Park

Yellowhead Trail & Winterburn Road | Edmonton, Alberta

## Site Plans

Buildings For Illustrative Purposes Only



# Property Details

## Site 5

Municipal Address	21410 - 114 <sup>th</sup> Avenue
Legal Address	Plan 1523347; Block 2; Lot 2
Zoning	IM - Medium Industrial
Site Size	2.00 Acres
Services	Fully serviced
Sale Price	\$725,000 / Acre \$845,000 / Acre

## Site 6

Municipal Address	21110 - 114 <sup>th</sup> Avenue
Legal Address	Plan 1523347; Block 2; Lot 4
Zoning	IM - Medium Industrial
Site Size	9.94 Acres
Services	Fully serviced
Sale Price	\$665,000 / Acre \$795,000 / Acre

## Site 7 PENDING

Municipal Address	21204 - 115 <sup>th</sup> Avenue
Legal Address	Plan 1523347; Block 1; Lot 3
Zoning	BE - Business Employment
Site Size	4.64 Acres
Services	Fully serviced

# The Henday Industrial Park Advantage

Henday Industrial Park is uniquely positioned to capture the tremendous growth within Edmonton's industrial market and offers the ability to densify over time in the city's most desirable industrial node.

The property offers access and connectivity to all quadrants of the city through proximity to major roadways including Anthony Henday Drive, Stony Plain Road and Whitemud Drive freeway. Immediate access to Yellowhead Trail, a major freeway within the City of Edmonton becoming part of the Yellowhead Highway, will be integral to the movement of goods from Winnipeg to the coast of British Columbia.



Flexible Zoning



Edmonton's Most Desirable Industrial Node



Lots From 2.00 Acres - 9.94 Acres



20 Minutes To Downtown Edmonton



Excellent Access To Anthony Henday Drive



Immediate Access To Yellowhead Trail



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# For Sale



## Contact Us

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\*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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