

FOR SALE | UP TO 25.54 ACRES

AURUM ENERGY PARK INDUSTRIAL

EAST LOTS

CUSHMAN & WAKEFIELD
Edmonton



MOTIVATED SELLER - PRICED TO SELL

**CREATIVE FINANCING AND TERMS
AVAILABLE - LAST TWO SITES MUST GO**

SEE AURUM GATEWAY LOTS AVAILABLE

EAST LOTS DETAILS

MUNICIPAL ADDRESS:

2845 AURUM ROAD, EDMONTON, AB

LEGAL DESCRIPTION:

4:23:53:22:NE

ZONING:

MEDIUM INDUSTRIAL (IM)

LOT SIZE:

7.63 AC. UP TO 25.54 AC.

EAST LOTS HIGHLIGHTS

- Quick access to highload corridor via Highway 21
- Serviced and shovel-ready
- Excellent access to major transportation routes
- Join large industrial users Aecon, Mammoet, Keiwet, Air Products and more

Ideal Uses:

- Industrial service and supply companies
- Equipment and material yards
- Fabrication and prefabrication
- Trucking and logistics support
- Oil & gas, petrochemical and infrastructure

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TWO REMAINING SITES (25.54 AC AND 30.49 AC) OUT OF AN 800-ACRE PARK



ABOUT THE DEVELOPER

Focus Equities has over 50 years of experience in commercial real estate development, managing large-scale projects across North America. They have developed, purchased, or sold millions of square feet of commercial industrial land and thousands of residential units, showcasing their expertise and success in the industry. Their subsidiary, Focus Energy Group, complements this by developing and financing major energy infrastructure projects globally, ensuring high returns through comprehensive project management from conception to operation.

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PRIME ACCESS LOCATIONS

QUICK ACCESS TO MAJOR ROUTES:

- Anthony Henday Ring Road
- Yellowhead Highway 16
- Highway 21 & Highway 15 (High Load Corridor Access)

NEAREST RAILWAY TRANSLOAD:

- CN Edmonton
- CP Sherwood Park
- CN Autoport Edmonton

EDMONTON INTERNATIONAL AIRPORT:

- 30 minutes / 45km

AT AURUM ENERGY PARK:

- Pipeline Transmission Facilities
- Natural Gas Fill Up Station
- Alberta's Hydrogen Production Facility
- Canadian Petrochemical Companies

NEARBY AMENITIES:

- Hotels, Restaurants, Fitness Centres,
- Coffee shops, Strathcona Community
- Hospital, Legends Golf Country Club

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