

FOR SALE / LEASE / BUILT-TO-SUIT



0.62 - 38.0 (IM) ACRES
OF FULLY SERVICED

LAND • Medium Industrial (IM)
• Business Employment (BE)

NOW AVAILABLE

Chris Van Den Biggelaar Associate Partner
780-701-3287 | chris.biggelaar@cwedm.com

Jeff Drouin Deslauriers, SIOR® Associate Partner
780-701-3289 | jeff.deslauriers@cwedm.com

Doug Greschuk Partner
780-722-4344 | doug.greschuk@cwedm.com



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Downtown
Edmonton

CPKC

YELLOWHEAD TRAIL - Highway 16

CN

ANTHONY HENDAY RING ROAD - Highway 216

Kleysen
GROUP LTD.

Kiewit

Waiward

worley

MAMMOET

AIR
PRODUCTS
HYDROGEN PRODUCTION

Trimac

EPCOR

33 STREET NE

CHAMBERS
GROUP

CPKC

Lot 10
10.05 AC.

Lot 11
7.63 AC.

Lot 12
7.89 AC.

AURUM GATEWAY LOTS
0.62 - 38 AC. (BE)

EAST LOTS
7.63 - 25.54 AC.

ACCON



AURUM

Energy Park™

FORT SASKATCHEWAN
& FORT McMURRAY

HIGHWAY 21

ANTHONY HENDAY
HIGHWAY 216

137 AVE NE

EAST LOTS

AURUM ROAD

AURUM GATEWAY LOTS

Trimac

EPCOR

worley

AIR PRODUCTS
HYDROGEN PRODUCTION

Kleysen
GROUP LTD.

MAMMOET

Waiward

RAIL TRANSLOAD

CN RAIL

33 ST NE

17 ST NE

Kiewit

CP RAIL

YELLOWHEAD TRAIL



DOWNTOWN
22 minutes

**YELLOWHEAD
TRAIL HIGHWAY**
4 minutes

BASELINE ROAD
7 minutes

FORT McMURRAY
4 hours, 15 minutes

ANTHONY HENDAY HIGHWAY
5 minutes

WHITEMUD DRIVE
10 minutes

NISKU
30 minutes

**EDMONTON
INTERNATIONAL AIRPORT**
34 minutes

PRIME ACCESS LOCATION

HIGH LOAD CORRIDOR ACCESS:

- Anthony Henday Ring Road
- Yellowhead Highway 16
- Highway 21 & Highway 15

NEAREST RAILWAY TRANSLOAD:

- CN Edmonton
- CP Sherwood Park
- CN Autoport Edmonton

EDMONTON INTERNATIONAL AIRPORT:

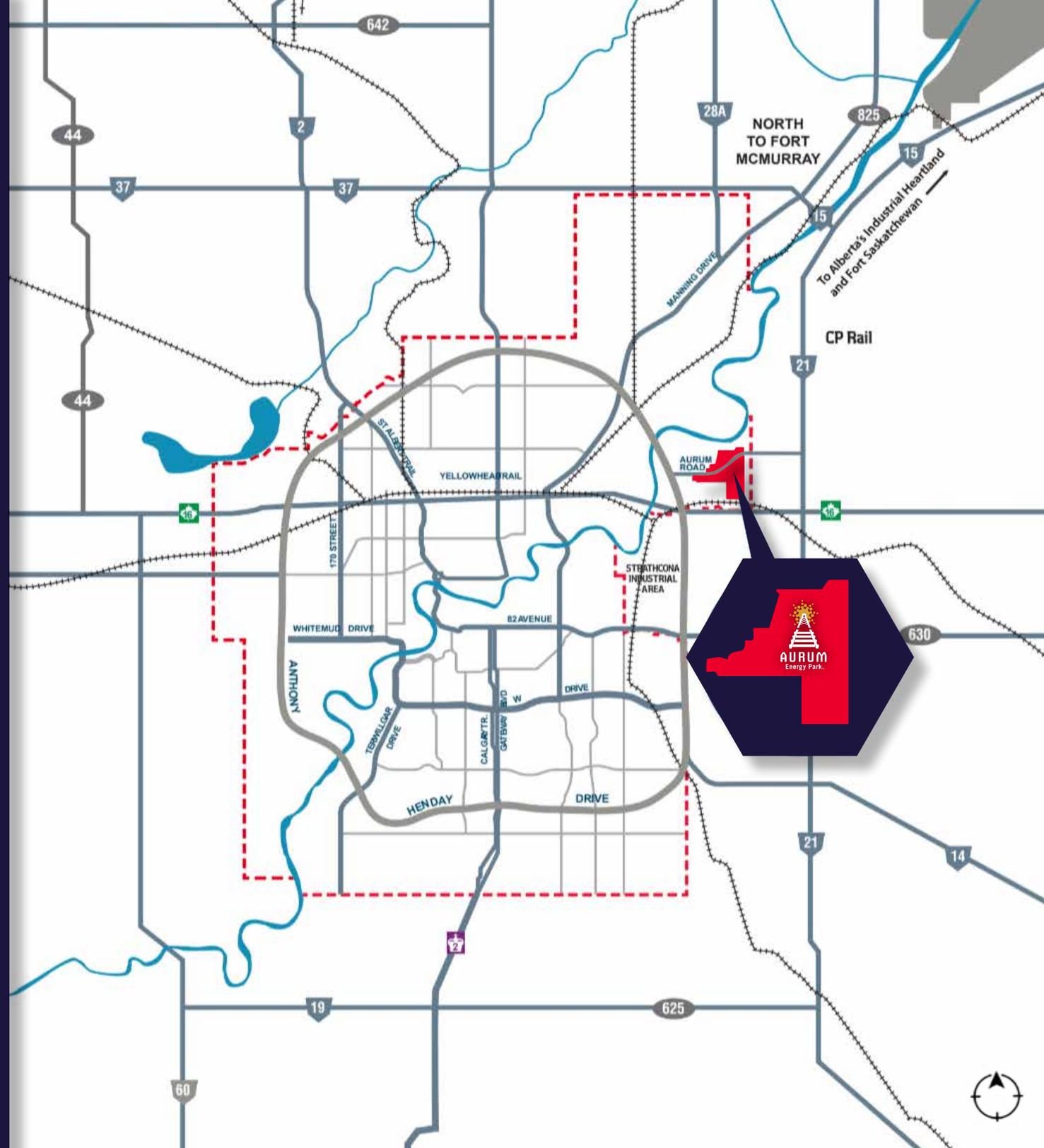
- 30 minutes / 45km

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



EAST LOTS: \$525,000/AC.



★
Downtown
Edmonton

YELLOWHEAD TRAIL - Highway 16



Kleysen
GROUP LTD.

AURUM GATEWAY LOTS

ANTHONY HENDAY RING ROAD - Highway 216

worley



AIR PRODUCTS
HYDROGEN PRODUCTION

EPCOR

Trimac

AURUM ROAD NE

★
CHAMBERS
GROUP

Lot 10
10.03 AC.

Lot 11
7.63 AC.

Lot 12
7.88 AC.

33 STREET NE

AECOM

LOT SIZE: 7.63 AC. UP TO 25.54 AC.

ZONING: MEDIUM INDUSTRIAL (IM)

ADDRESS: 2845 AURUM ROAD

MUNICIPALITY: EDMONTON, AB

LEGAL: 4:23:53:22:NE

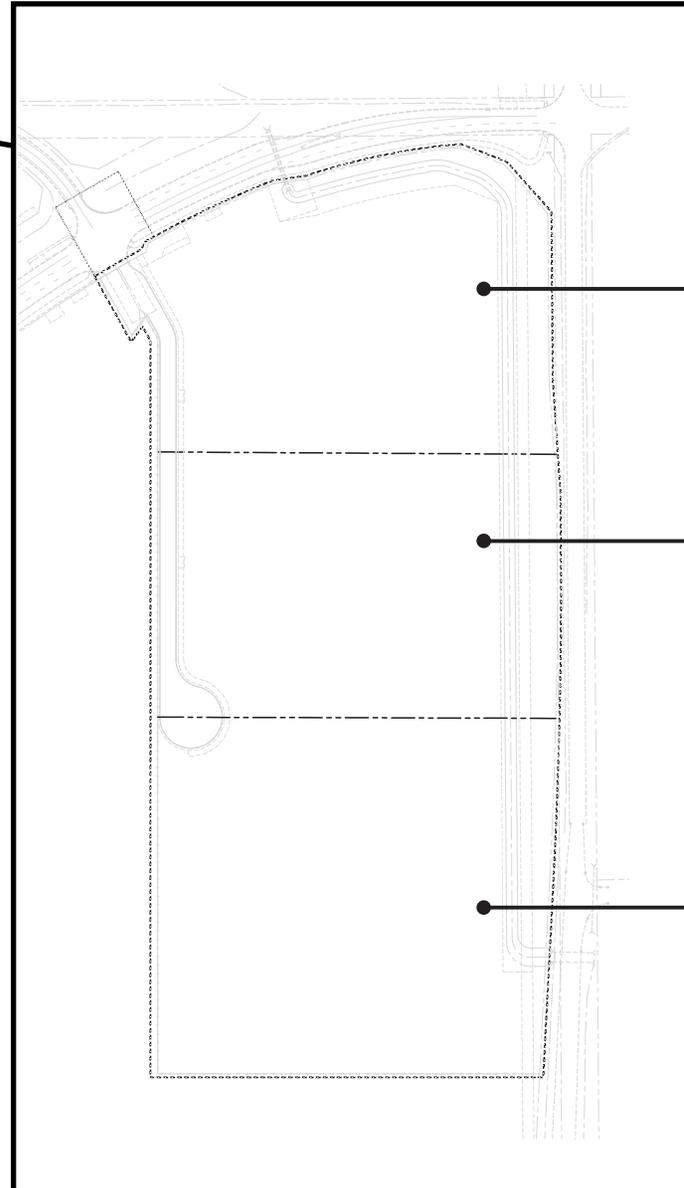
MARKET: AURUM / CLOVER BAR



EAST LOTS: \$525,000/AC.



ZONING: MEDIUM INDUSTRIAL (IM) **ADDRESS:** 2845 AURUM ROAD **LEGAL:** 4:23:53:22:NE **MARKET:** AURUM / CLOVER BAR



LOT 12
7.88 Acres

LOT 11
7.63 Acres

LOT 10
10.03 Acres

LOT 10 10.03 AC. \$5,265,750

LOT 11 7.63 AC. \$4,005,750

LOT 12 7.88 AC. \$4,137,000

LOT 10-11-12* 25.54 AC. \$13,408,500

*Proposed Subdivision



EAST LOTS: BUILD-TO-SUIT OPTIONS



EAST LOTS

33 STREET NE

AURUM ROAD NE



AURUM GATEWAY LOTS: FROM \$575,000/AC.


Downtown
Edmonton

YELLOWHEAD TRAIL - Highway 16



ANTHONY HENDAY RING ROAD - Highway 216



RAIL TRANSLOAD



FILL UP STATION

17 STREET

AURUM ROAD NE

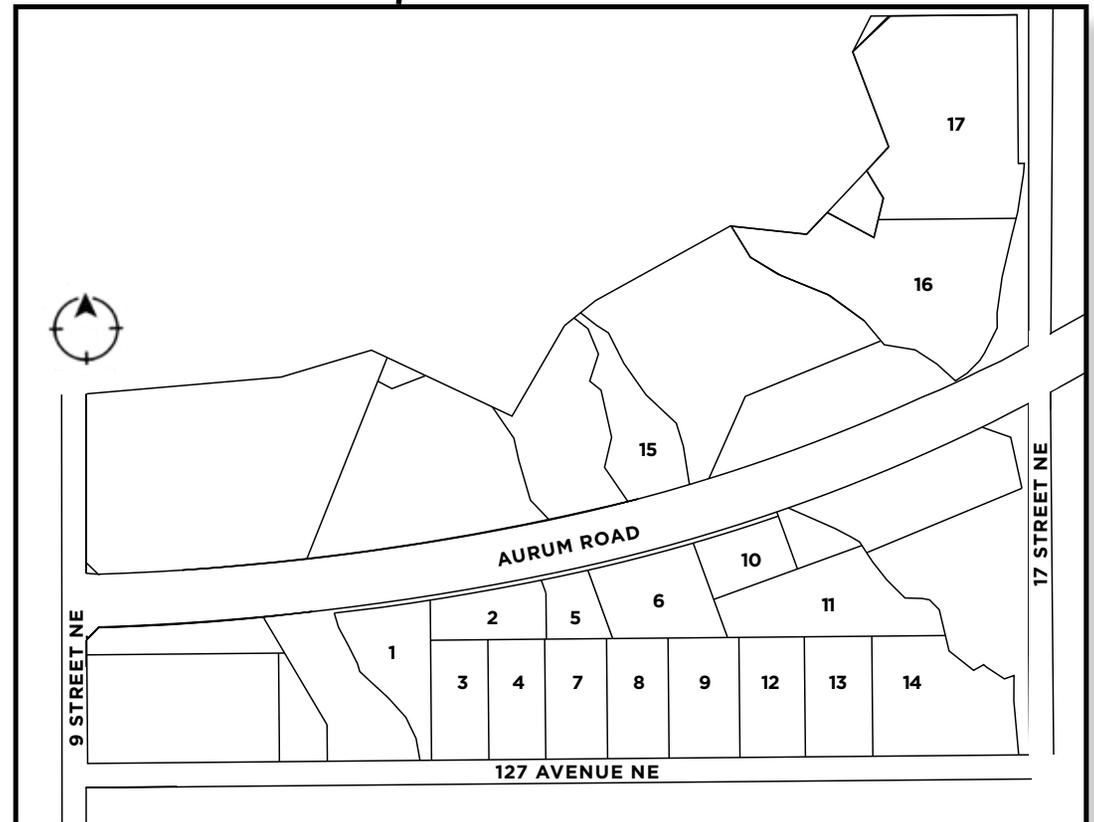
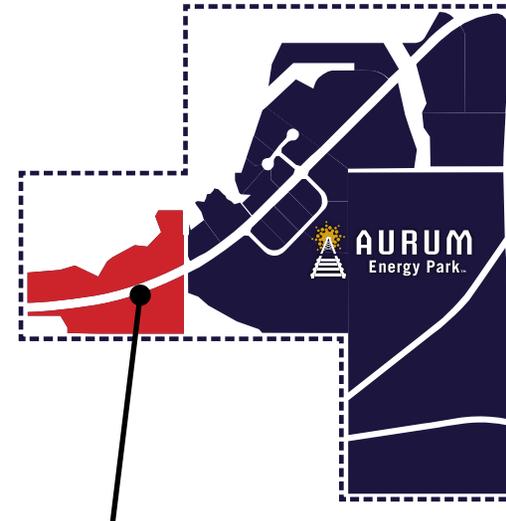
LOT SIZE: FROM 0.62 AC. UP TO 38 AC.
ZONING: BUSINESS EMPLOYMENT (BE)
ADDRESS: 12704 17 STREET NE
MUNICIPALITY: EDMONTON, AB
LEGAL: 4:23;53;21:SE
MARKET: AURUM / CLOVER BAR



AURUM GATEWAY LOTS: FROM \$575,000/AC.



LOTS AVAILABLE	ACRES	LOT PRICE	PRICE / ACRE
Lot 1	1.43	\$822,250	\$575,000
Lot 2	0.98	\$612,500	\$625,000
Lot 3	1.19	\$684,250	\$575,000
Lot 4	1.16	\$667,000	\$575,000
Lot 5	0.62	\$387,500	\$625,000
Lot 6	1.61	\$1,006,250	\$625,000
Lot 7	1.28	\$736,000	\$575,000
Lot 8	1.26	\$724,500	\$575,000
Lot 9	1.46	\$839,500	\$575,000
Lot 10	0.89	\$556,250	\$625,000
Lot 11	2.27	\$1,305,250	\$575,000
Lot 12	1.35	\$776,250	\$575,000
Lot 13	1.38	\$793,500	\$575,000
Lot 14	2.57	\$1,477,750	\$575,000
Lot 15	1.53	\$879,750	\$575,000
Lot 16	4.42	\$2,541,500	\$575,000
Lot 17	5.09	\$2,926,750	\$575,000



AURUM GATEWAY LOTS: BUILD-TO-SUIT OPTIONS



ANTHONY HENDAY

RAIL TRANSLOAD

AURUM GATEWAY LOTS

127 AVENUE

AURUM ROAD

17 STREET NE

AURUM GATEWAY LOTS



INQUIRE TODAY

Chris Van Den Biggelaar Associate Partner
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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.

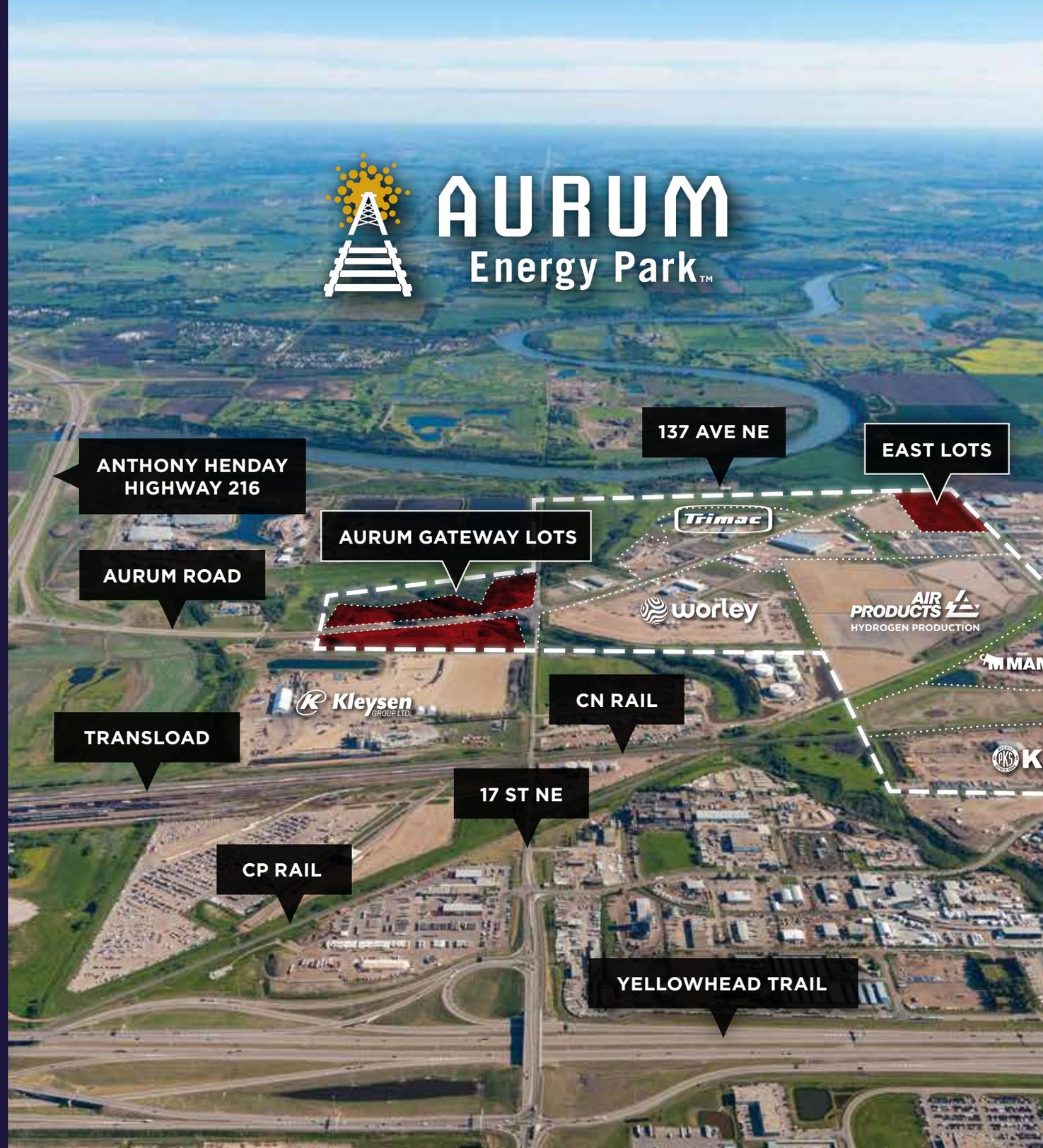
Their subsidiary, Focus Energy Group, complements this by developing and financing major energy infrastructure projects globally, ensuring high returns through comprehensive project management from conception to operation.



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AURUM Energy Park™



**ANTHONY HENDAY
HIGHWAY 216**

137 AVE NE

EAST LOTS

AURUM GATEWAY LOTS

AURUM ROAD



CN RAIL

TRANSLOAD

17 ST NE

CP RAIL

YELLOWHEAD TRAIL