

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.

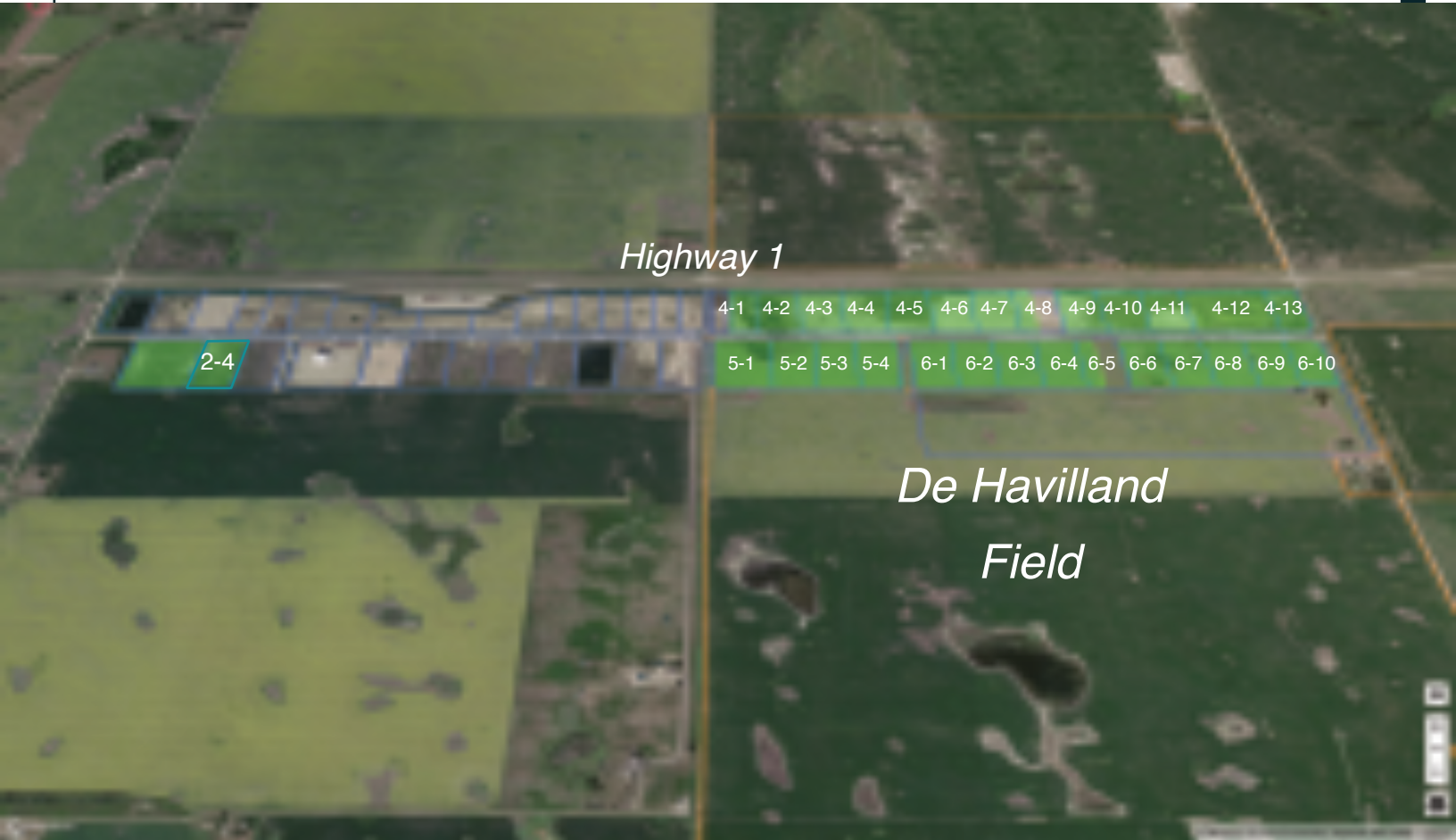
In addition to the other industrial businesses already located in the park, there is a new Esso station, Burger King and KFC at the west gateway to the Park and the newly announced De Havilland Field on the south.

- **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 may be delayed by Wheatland County until CCCs are issued (Sept 2024)

Dave Grande
Broker
Dave@terradigm.ca
587.436.1494

Steve Grande
Sr. Land Advisor,
Associate Broker
Steve@terradigm.ca
403.650.6474



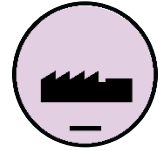
Highway 1

De Havilland
Field

| Lot | Size(ac) | Price |
|------|-----------|-------------|
| 2-3 | 8.2 | SOLD |
| 2-4 | 5.0 | \$2,245,000 |
| 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 |

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 [^] |
| Food and Beverage Production | Solar Facility ² |
| Greenhouse, Public | Tower |
| Industrial, Light | Warehouse Sales |
| Office | WECS(Category 2) ² |
| Outdoor Storage | |
| Recreational Vehicle Storage | |
| Service Station | |
| Shipping Container | |
| Signs not requiring a Development Permit ¹ | |
| Solar Panel, Ground Mount ¹ | |
| Solar Panel, Structure Mount ¹ | |
| Stripping and Grading ¹ | |
| Stockpile | |
| Veterinary Clinic | |
| Warehouse Storage | |
| WECS(Category 1) ¹ | |
| WECS(micro) ¹ | |

- Notes: 1 - See Development Permits Not Required Section
 2 - See Specific Use Regulations Section
[^] - See Signage Section for Signage that does not require a permit

