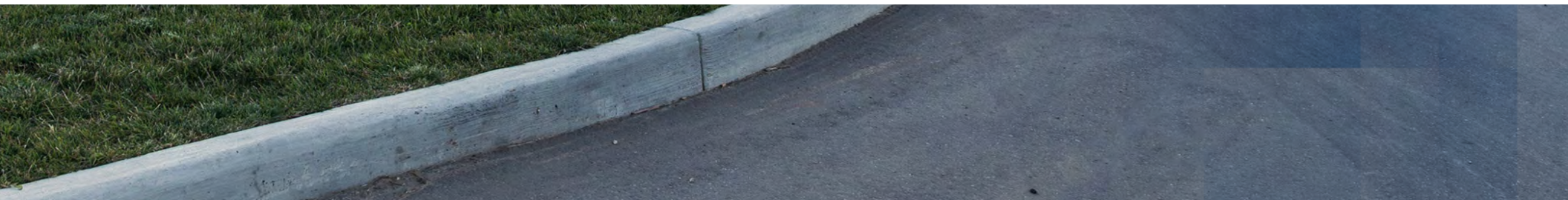




one properties



Henday
Industrial Park



Overview

Encompassing 238 acres, Henday Industrial Park will feature high-end, attractively designed buildings in a park setting with architectural controls. The Park's state-of-the-art buildings will be built to LEED certification standards.

The Park is strategically located within the City of Edmonton fronting Yellowhead Trail between Anthony Henday Drive and Winterburn Road (215 Street). It offers excellent access to arterial corridors and is in close proximity to the CN Intermodal Yard which will provide instant access to a national transportation network.

This new park is suited for a wide range of industrial uses including distribution centres, manufacturing facilities and technology firms. High visibility locations, with ample parking and easy access, make Henday Industrial Park suitable for tenants with feature showrooms and high office components.

ONE Properties' state-of-the-art building design creates a work environment that encourages productivity. It is our experience that providing a clean and attractive site, ease of access with ample parking, and plenty of natural light has a direct impact on the attraction and retention of a highly skilled labour force.

Walton

Walton is a multinational, privately-owned real estate investment and development group concentrating on the research, acquisition, administration, planning and development of strategically located land in major North America growth corridors. Walton takes a long-term approach to land planning and development and our industry-leading expertise in real estate investment, land planning and development uniquely positions Walton to responsibly transition land into sustainable communities where people live, work and play.

ONE Properties

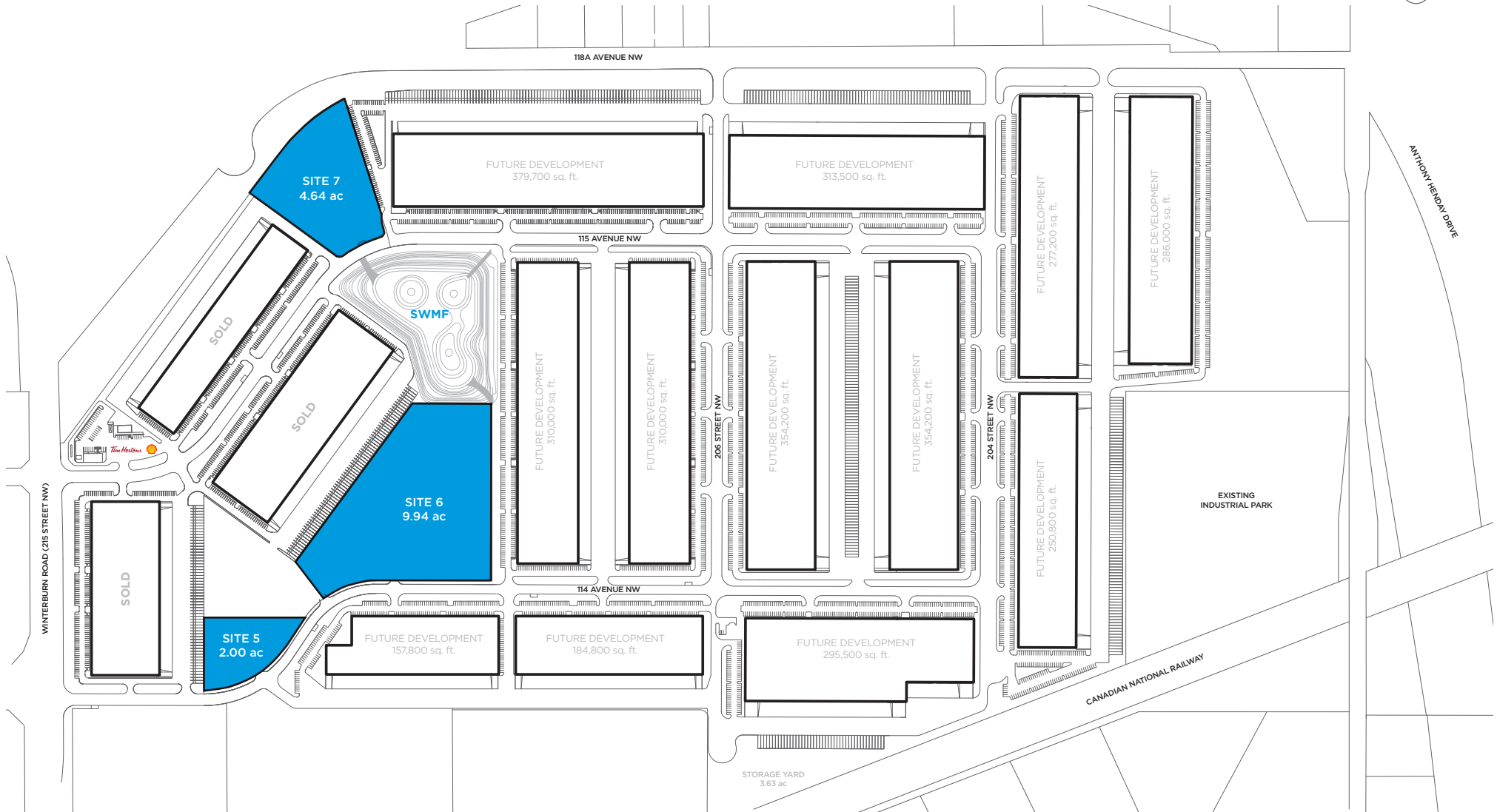
Since 1987, the goal at ONE Properties has been simple, yet powerful — to focus our efforts on real estate that makes a difference in peoples' lives. We believe that what we do matters, and are driven by our core principles of integrity, collaboration and alignment. ONE is privileged to play a central role in developing, owning and managing industrial properties that enable businesses and define communities.

ONE's industrial sites are strategically located within urban markets that are accessible to a diverse range of amenities, public transit and major transportation routes. We have an established reputation for developing quality buildings that are built to the highest standards while integrating the latest innovative features, construction techniques and materials that businesses demand in today's market. When you do business with ONE, you become one with an organization of people connected by a common vision for excellence. We are one in the pursuit of success.

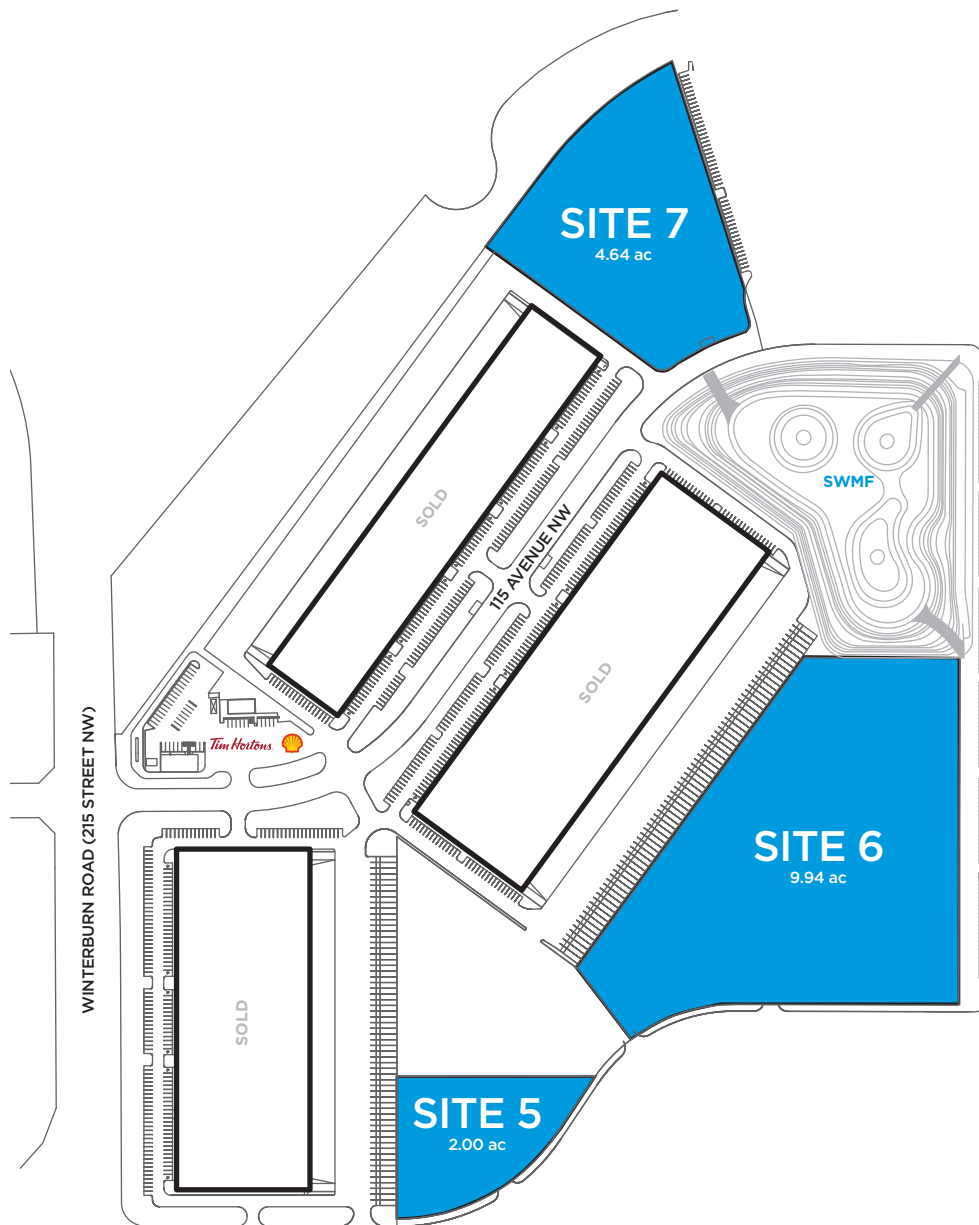
LOCATION MAP



SITE PLAN



LOTS FOR SALE



FEATURES

- Fully serviced lots now available
- Flexible zoning
- Ideal for light manufacturing and commercial service users
- Direct exposure to Winterburn Road (215 Street NW)
- Excellent access to Anthony Henday Drive

Lot	Size	Zoning	Price Per Acre
Site 5	2.00 ac	I-M	Market
Site 6	9.94 ac	I-M	Market
Site 7	4.64 ac	I-B	Market



[oneproperties.com](https://www.oneproperties.com)

EDMONTON | CALGARY | TORONTO

WaltonTM

LEASING CONTACT

KELLY PAWLIK
Vice President, Industrial - Edmonton

T: 780.498.8912 C: 780.288.7272

E: kpawlik@oneproperties.com

Licensed Real Estate Associate