

STRATEGICALLY LOCATED

# Industrial Land for Sale

**2.5 to 100+ Acres Lots**

Rocky View County, Alberta

fulton  industrial

AGENTS FEES PROTECTED

**8 minutes east of Calgary City Limit**  
*Fronting Hwy 22x & CP Rail Main Line*

## More land for your dollar along a strategic industrial growth corridor.

Fulton Industrial Park offers the best value for industrial land within 15 minutes of Calgary. Located directly on a strategic shipping corridor, minutes away from Calgary's southeast industrial areas, CP Rail's intermodal facilities and Calgary's fastest growing residential communities.

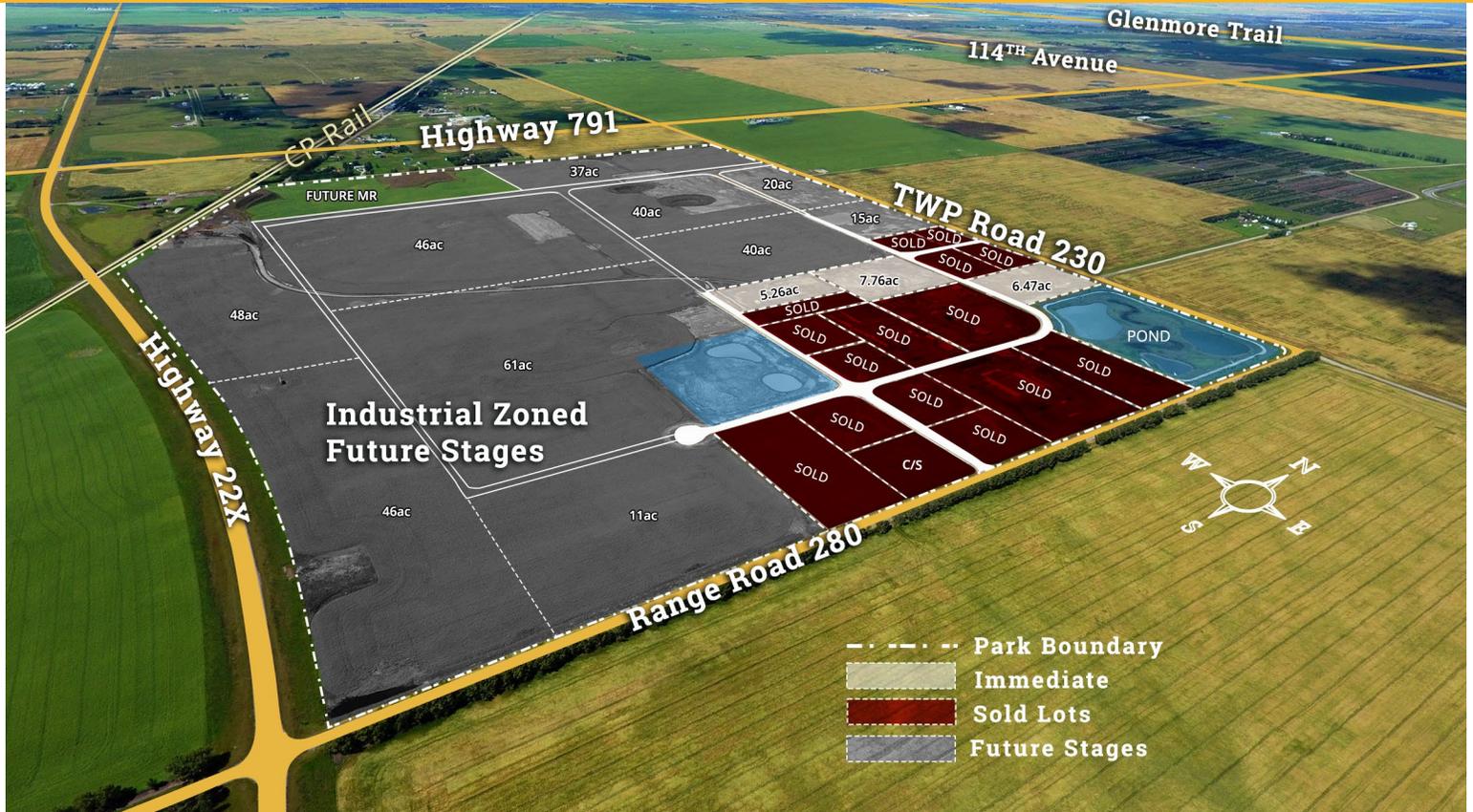
### DEVELOPMENT FEATURES:

- » Best industrial land value within 15 minutes of Calgary
- » Along a strategic growth corridor 8 minutes from ring road and City residential
- » Flexible industrial zoning
- » No Business taxes
- » Property Tax rate 42% lower than Calgary (2022)
- » Large lot and custom subdivision possibilities
- » Fibre optic communications, wide paved roads, underground stormwater collection, heavy power and gas

**CALL YOUR BROKER**  
OR CONNECT WITH US TODAY

**Brad Chorley** | 403.242.6002  
info@resland.com | **FultonIndustrial.ca**

**RESLAND**  
DEVELOPMENT GROUP



# Fulton Industrial Development Highlights

Fulton offers highly flexible and cost-effective industrial land along a major commercial transportation route identified by the Municipality as a strategic growth corridor.



## Significantly Lower Taxes

No business tax and 42% lower property tax rate than Calgary



## Urban Development Standards

Wide curbed roads, fibre optic communications, underground storm water collection and more.



## Cheaper Utilities

No municipal taxes on electricity or gas bills lowers utility costs by at least 11%



## Proximity to Work Force

10-minutes from the rapidly growing residential communities of SE Calgary (Mahogany, Hotchkiss, Rangeview, Copperfield, Auburn Bay, Seton, etc.)



## Key Transportation Route

Located 8 minutes from the Stoney Trail Ring Road along the Hwy 22x corridor at the CP Rail main line crossing. Hwy 22x is the southern bypass route to Hwy 1



## Flexible Industrial Zoning

I-HVY zoning allows for the broadest range of industrial land uses and no building commitment



## Flexible Lot Sizing

Customizable lot sizes can accommodate large format projects



## Save up to 50% in upfront & Operating Costs

Along with Lower land prices, property tax rates and utility costs can save up to 50% in annual operating costs compared to an identical facility in the City

# Fulton Industrial Site Plan



**PHASE**  
**01**



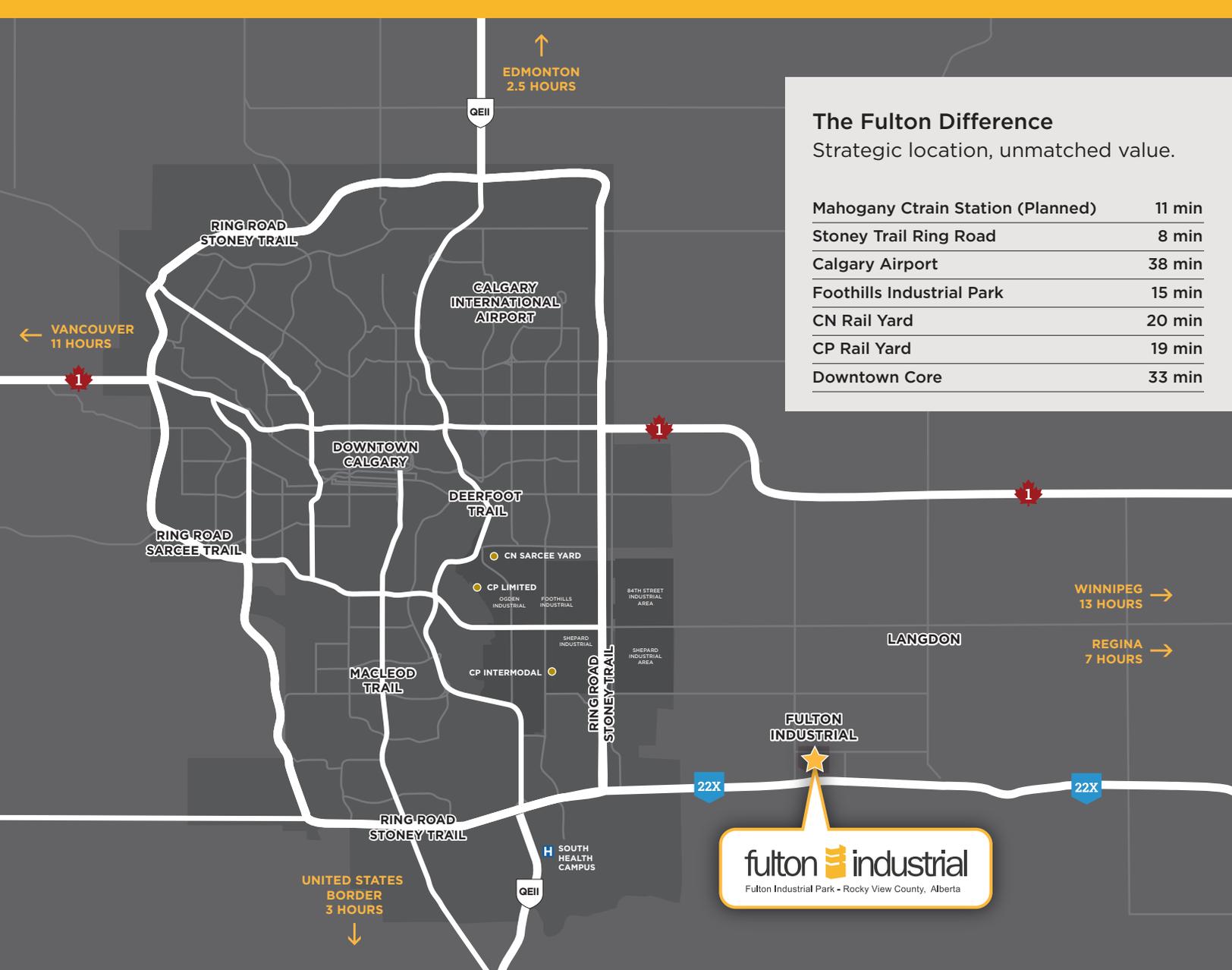
## LEGEND

- Immediate Possession
- Future Stages
- Sold
- Municipal Reserve
- Storm Pond
- CP Rail Train Tracks

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. The developer reserves the right to change specifications, sizes, prices and features. This offering may be altered or withdrawn at any time without notice. E.&O.E.

## Phase One Lot Pricing

LOT SIZE (ACRES)	LEGAL DESCRIPTION	PURCHASE PRICE*
2.46	Lot 27, Block 4 Plan 1611193	C/S
5.26	Lot 15, Block 2 Plan 1611193	\$1,850,000
6.47	Lot 3, Block 1 Plan 1510565	\$2,275,000
7.76	Lot 9, Block 2 Plan 1611193	\$2,725,000



**Close to Calgary's fastest growing residential communities:**

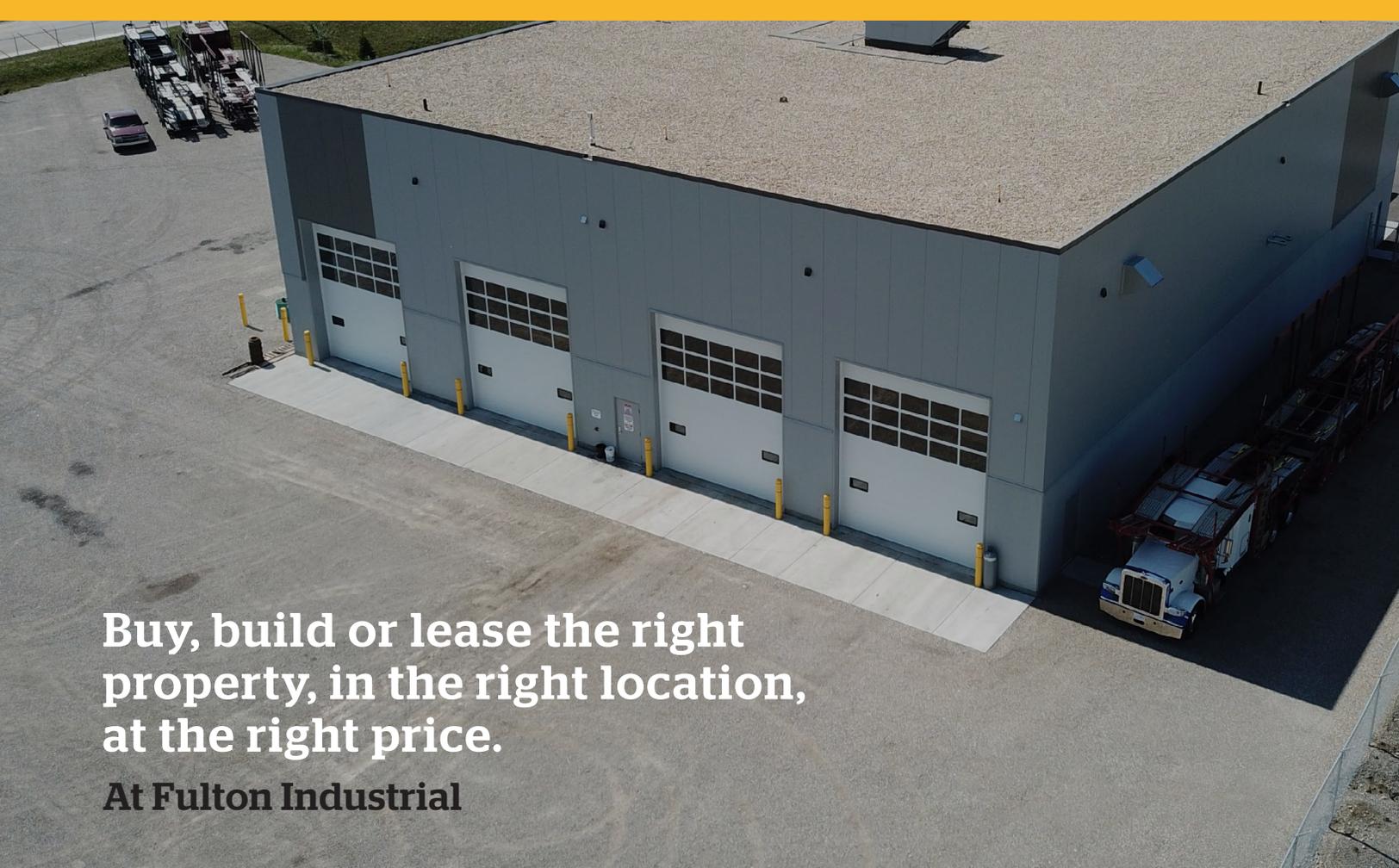
Langdon, AB	10 min
Mahogany SE	11 min
Auburn Bay SE	11 min
New Brighton SE	11 min
McKenzie Towne SE	11 min
Legacy SE	13 min

## Strategic Highway 22X Corridor Location

Positioned on a primary east/west commercial shipping corridor through Calgary, Fulton's location offers a number of strategic and operational benefits:

- ▶ 8 minutes from Stoney Trail Ring Road
- ▶ Easy access to Alberta High Load Corridor
- ▶ 15 minutes from CP Rail Intermodal facilities
- ▶ Multiple paved connections to Calgary with no seasonal road bans

The TransCanada Highway 1 route east of Calgary aligns with Hwy 22x. Upon completion of the final portion of the Stoney Trail Ring Road, the Hwy 22x corridor will become the shortest and fastest east/west connecting route for Hwy 1 shipping through Calgary.



Buy, build or lease the right property, in the right location, at the right price.

At Fulton Industrial



Position your business for success.

CALL YOUR BROKER

or connect with us today



Fulton Industrial Park is developed by RESLAND Development Group. For more information, contact:

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PARTNER

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LOCATION. FLEXIBILITY. VALUE.

fulton industrial