



QE2 TRANSPORT CORRIDOR  
40,000 VPD



HWY 2A - 4,900 VPD

## PROPERTY HIGHLIGHTS

### BLACK BULL INDUSTRIAL PARK

#### LOCATION:

CROSSFIELD, AB

# FOR SALE

- VARIOUS LOT SIZES AND LARGE PARCEL OPPORTUNITIES
- FLEXIBLE INDUSTRIAL ZONING
- MAJOR BUSINESSES NEARBY
- CROSSFIELD IS BUSINESS FRIENDLY WITH NO BUSINESS TAX
- FULLY SERVICED SITE WITH WATER AND SEWER
- SOME GRADE WORK COMPLETED
- LOTS SOLD ROUGH GRADED

# FOR SALE

## BLACK BULL INDUSTRIAL PARK

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### PROPERTY INFORMATION

**LEGAL ADDRESS:** NW 1/4 Sec. 24-28-1 W5M and SW 1/4 Sec. 25-28-1 W5M

**TOTAL SIZE:** Flexibility on lot sizes ranging from 1 - 100+ Acres

**ZONING:** Commercial, Light Industrial (LI) , Medium Industrial (MI), Heavy Industrial (HI)

**PURCHASE PRICE:** \$450,000/Acre

**NEIGHBOURHOOD:** The Black Bull Industrial Park is located just west of Highway 2 in the town of Crossfield.

Black Bull Industrial Park is primarily developed with industrial uses. A full range of zoning - from light industrial along Highway 2A, to medium industrial along Township Road 284A, to heavy industrial to the east and south. The Black Bull lands will provide abundant opportunity for new and existing businesses in the area to take advantage of integrated and concentrated infrastructure and utilize the strong transportation routes to the town, region and province.

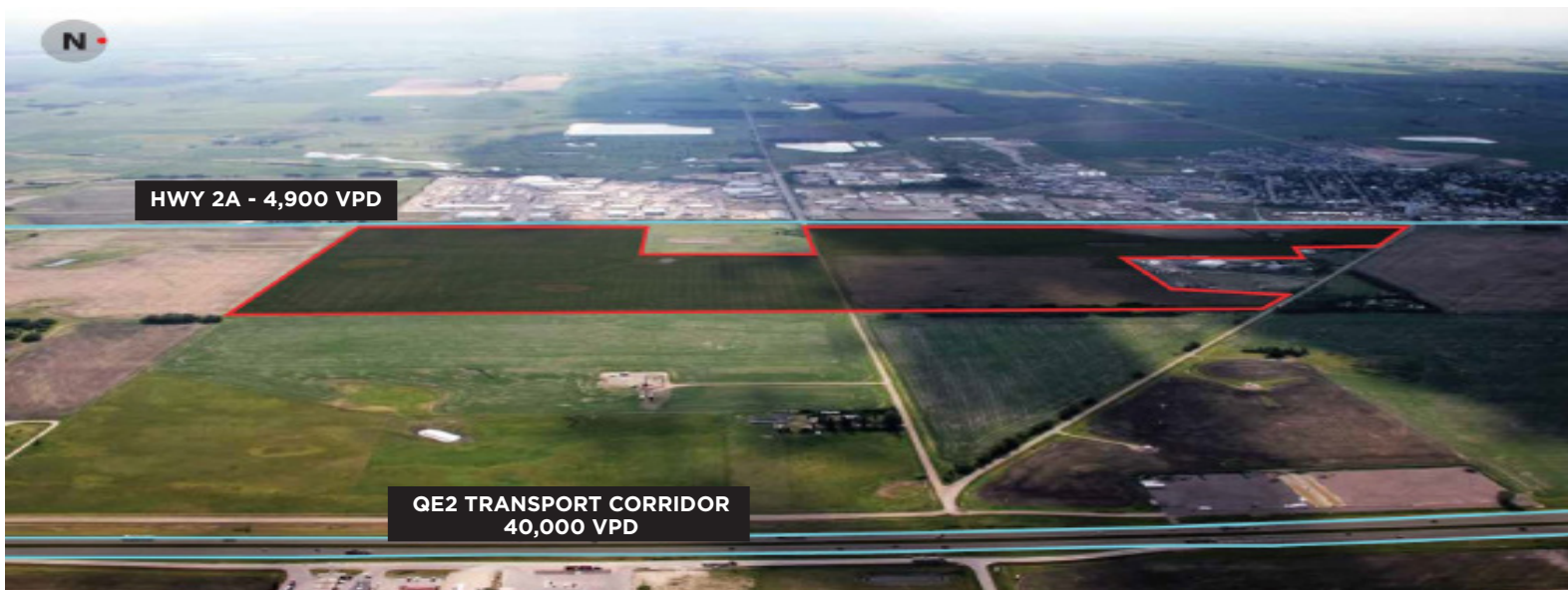
While supporting industrial growth, the accessibility of this site will provide a diverse range of commercial opportunities for residents, employees and visitors. Commercial uses ideally would include restaurants, large and small retail shops and vehicle sales and service or rental.

The objective of this is creating a diverse industrial park within the area to serve the market demand, generate employment and encourage economic growth for the town and surrounding area.

[www.blackbullip.com](http://www.blackbullip.com)

### LOCATION HIGHLIGHTS

- Located in the town of Crossfield - full amenities including hotels, restaurants, school, supermarkets
- Only minutes to Airdrie, Canada's fastest growing city in 2005-2015
- Close proximity to Balzac and Calgary and less than one hour North to Red Deer
- High exposure to Highway 2 and 2A
- Excellent access to regional transportation routes such as Highway 2, Stony Trail Calgary (NE and NW) and Trans Canada (Highway 1).
- Highway Interchanges to the North and South on Highway 2
  - \* Exit 305 - Northeast of Crossfield (Highway 2, Highway 2A and Township Rd. 292)
  - \* Exit 295 - Southeast of Crossfield (Highway 2 and Provincial Highway 72)
- Ideally located to service distribution/warehouse hubs of Balzac and North Calgary
- Black Bull Industrial Park fills the need for large parcels of Heavy and Medium Industrial Land on the Calgary/Edmonton corridor, ideal for: Agricultural Processing and Bulk Handling, Large scale Fabrication and Manufacturing, Energy Service companies, Central service and distribution point for Industrial companies into Southern and Northern Alberta.



**LIZOTTE**  
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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

**EDMONTON: 780.488.0888**  
**CALGARY: 403.456.4422**

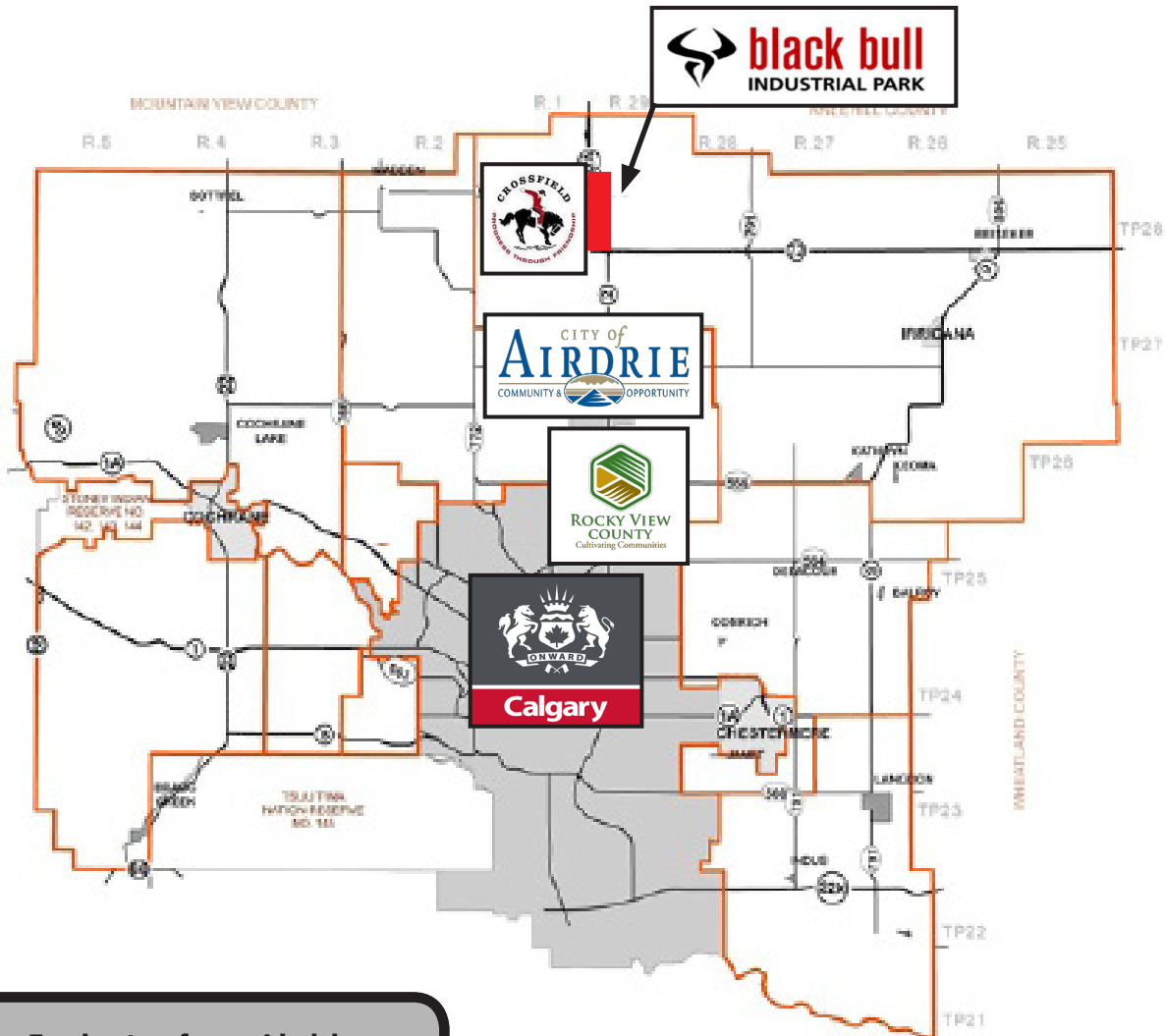
[WWW.LIZOTTEREALESTATE.COM](http://WWW.LIZOTTEREALESTATE.COM)

#1201 10117 JASPER AVE. NW EDMONTON, AB T5J 1W8

# FOR SALE

## BLACK BULL INDUSTRIAL PARK

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- 5 minutes from Airdrie
- 10 minutes from Balzac
- 15 minutes to Stoney Trail
- 30 minutes from Calgary

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## BLACK BULL INDUSTRIAL PARK

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### SITE OVERVIEW



### MORE INFORMATION

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