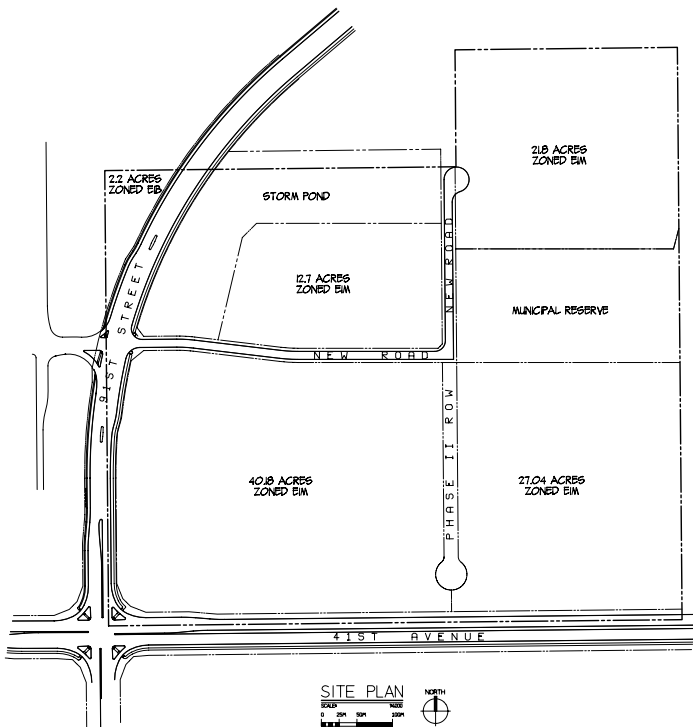


Build to Suit for Lease or Sale  
Land for Sale

# Southport Business Park

Edmonton, Alberta



## Premium Location

- Adjacent to the QEII Freeway
- 3 kilometers to Edmonton International Airport
- 1 kilometer to Anthony Henday Freeway
- 10 kilometers to downtown Edmonton
- Immediately adjacent to the future CP Rail Intermodal Yard

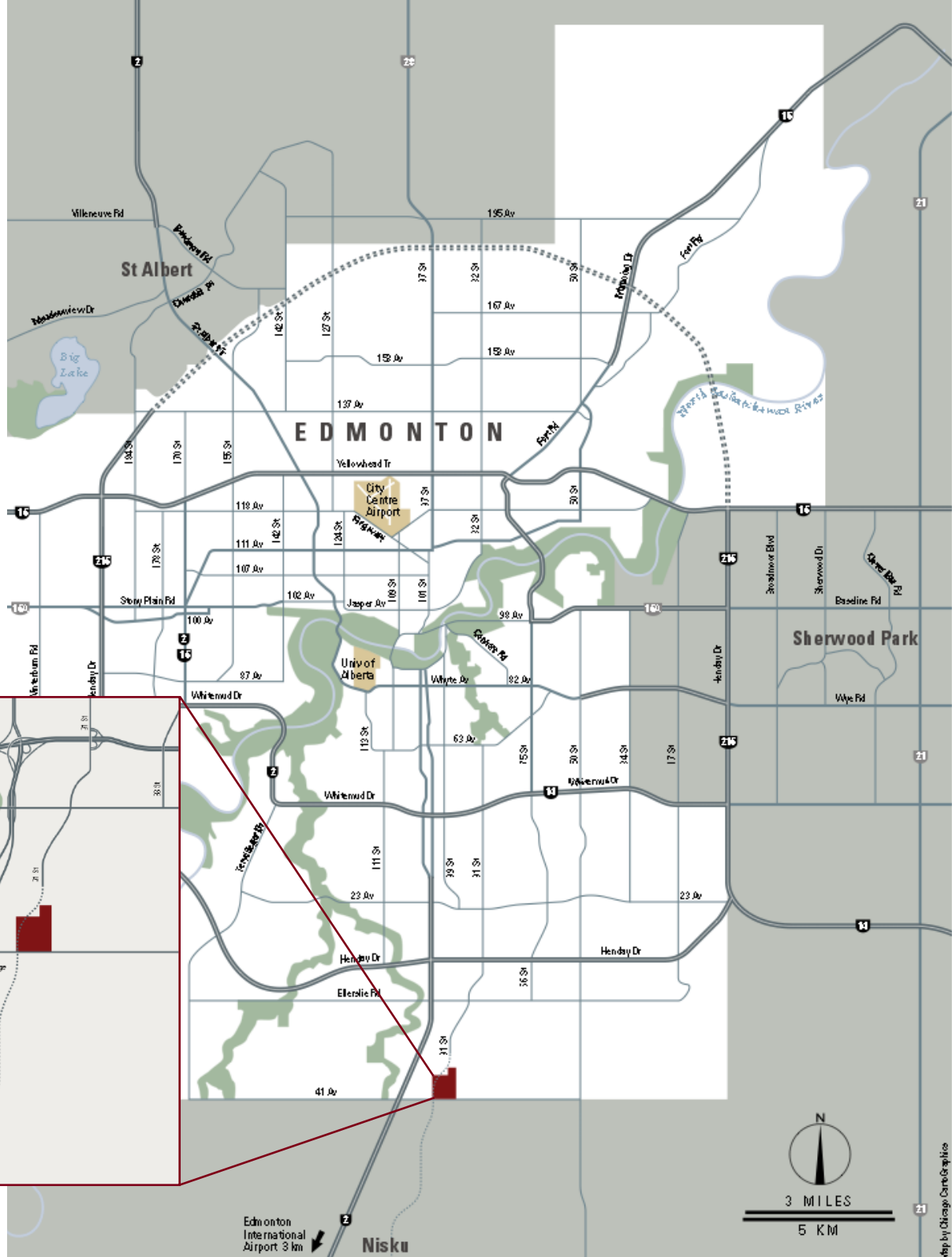
## Land

- Lots for sale from 2 – 40 acres
- All utilities included
- Zoned Ellerslie Business Industrial (EIB) and Ellerslie Medium Industrial (EIM)

DEVELOPED BY:

VerusPartners AND Sun Life Financial

VerusPartners



The Edmonton industrial market is one of the key distribution markets in Alberta due to its accessibility to several major freeways (QEII, Anthony Henday, Yellowhead), the Edmonton International Airport, two major railroads, and proximity to the oil sands in northern Alberta.

Paul Derksen  
Verus Partners Canada Ltd.  
Suite 117, 10555-48th Street SE  
Calgary, Alberta T2C 2B7

Phone: 403-538-5443  
Cell: 403-472-7434  
pderksen@verpar.com  
www.verpar.com