

City of Edmonton ELLERSLIE INDUSTRIAL



Ellerslie Industrial consists of 429 hectares of industrial land. The area has a mix of industrial business and agricultural uses. The industrial business designation will accommodate a range of light industrial business and high-technology uses.

Ellerslie Industrial is adjacent to Queen Elizabeth Highway II with connection to Calgary, U.S. destinations, and Edmonton's International Airport. A Canadian Pacific rail line runs north-south along the western boundary of the neighbourhood. The future CP intermodal facility will be along this line. Anthony Henday Drive forms the northern boundary of the neighbourhood. Edmonton Research Park is located a few kilometers north of the neighbourhood.

Ellerslie Industrial contains three business parks:

- **Gateway Business Park** – Contains predominantly light industrial uses.
- **Southport Business Park** – Located next to the future intermodal facility, primarily used for rail support.
- **Ellerslie Industrial Park** – Composed primarily of office buildings and commercial uses.

Ellerslie Industrial is also minutes away from the five residential neighbourhoods: Ellerslie, Summerside, Charlesworth, Walker, and the Orchards at Ellerslie.

Location of Ellerslie Industrial





Servicing

The developed areas in central/northern Ellerslie Industrial are fully serviced, with water, storm and sanitary sewers, gas, underground power, and phone lines. Servicing for the undeveloped lands will be extended in a logical fashion as development proceeds.

Ellerslie Industrial falls within the South Edmonton Sanitary Sewer benefitting basin. Sanitary flows will be directed to the Capital Region Sewage Treatment Plant. Since the SESS mainline runs through the plan area, the requirements for on-site trunks will be minimized.

Transportation

All lands designated for industrial development have been located on an arterial or major collector roadway to facilitate site access. Ellerslie Industrial has excellent access to the Queen Elizabeth II Highway and Anthony Henday Drive.

Ellerslie Road, 91 Street, and 41 Avenue will eventually be developed into six lane arterial divided roadways.

Prominent Businesses

- CG Industrial Specialties Ltd.
- DATA Group of Companies
- Gienow Windows and Doors
- Insignia Software Corporation
- Sobeys Capital Inc.

Vacant Industrial Land (ha.)

AG/AGI (Agricultural/Industrial)	101
IB (Business Industrial).....	8
IL (Light Industrial).....	0
IM (Medium Industrial).....	60
IH (Heavy Industrial).....	0
Total	169

Distance to Major Features

Anthony Henday Drive.....	6 km
Yellowhead Trail	24 km
Sherwood Park Freeway	15 km
Whitemud Drive	8 km
CP Rail Intermodal Terminal.....	8 km
Edmonton International Airport.....	17 km
Closest LRT Station (Century Park)	9 km
Closest ETS Terminal (Millwoods).....	9 km

Location of Edmonton, Alberta, Canada



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Additional Industrial Development Information Edmonton Industrial Development

- http://www.edmonton.ca/business_economy/industrial-development.aspx

Land for Sale

- <http://www.edmontonindustrialland.ca>

Edmonton Land Use Zoning

- http://www.edmonton.ca/city_government/urban_planning_and_design/land-use-zoning.aspx



Ellerslie Industrial

- Legend**
- A** Zoning
 -  Railway
 -  Neighbourhood Boundary
 -  Zoning Boundary
 -  Title Parcels
 -  River Valley and Ravine System
 -  Hydrography
 - Maple Ridge** Adjacent Neighbourhood
 - Strathcona** Adjacent Municipality

0 200 400 600 800
Meters

