

City of Edmonton KINOKAMAU PLAINS INDUSTRIAL



The Kinokamau Plains area has approximately 667 hectares of agricultural, industrial, commercial, and residential land situated in northwest Edmonton. The industrial neighbourhood is located north of the Yellowhead Trail bound by the Sangudo rail line to the northeast and the Transportation/Utility Corridor (TUC) to the northwest. The area is well situated with linkage to Anthony Henday Drive, Yellowhead Trail, and access to the CN Rail Intermodal Yard.

Kinokamau Lake is located in the south central portion of the area.

Existing industrial uses in the area are primarily wholesalers, construction operations, and manufacturing. Currently, the area is zoned primarily for medium industrial uses. However, there is a large portion of the neighbourhood with site specific development control provisions allowing for resource extraction activities.

Kinokamau Plains area contains three business parks:

- **Horizon Business Park:** Contains large warehouse buildings with bays, ideal for transportation and logistics.
- **Northport Business Park:** Supports 1.75 million square feet of building space, located adjacent to the intermodal yard.
- **Voyageur Industrial Park:** Contains considerable storage areas, mainly lumber and construction.

Location of Kinokamau Plains Industrial



Servicing

There are service lines for gas, power, telephone, water, and sanitary sewer on the east side. However, there is a low level of servicing in the western portion of the area. Because of its proximity to Yellowhead, Kinokamau has some service lines to the south.

Gas, water and telephone lines also run along 184th Street which allows for servicing opportunities in the west, and there are plans to install sanitary sewers along 184 Street in the near future. Water and sewer servicing is available to the recently developed areas, and will be available to other areas as development proceeds.

The area does not have curbs, gutters, or sidewalks, with the exception of newer developments, such as Northport Business Park. Stormwater drainage is primarily by open ditches. However, drainage lines have expanded along 170 Street.

Transportation

Kinokamau has excellent access to rail with CN rail lines running along the south, east, and north borders as well as along the east side of 184th Street. The CN Intermodal Facility is located in the western portion of the area.

170 Street is a five lane urban arterial. The small/medium industrial area west of 170 Street has an eight metre wide gravel service road. 184 Street is a four lane urban arterial connecting to Anthony Henday Drive. Both St. Albert Transit and Edmonton Transit System provide services to the area.

Prominent Businesses

- Gracom Masonry
- Anixter Canada Inc.
- WM Waste Mangement
- Kuehne + Nagel Ltd.
- Twd Lawn & Garden Products
- Inland Cement
- Standard General

Vacant Industrial Land (ha.)

AG/AGI (Agricultural/Industrial)	22
IB (Business Industrial).....	0
IL (Light Industrial).....	0
IM (Medium Industrial).....	19
IH (Heavy Industrial).....	0
Total	41

Distance to Major Features

Anthony Henday	2 km
Yellowhead Trail	2 km
Sherwood Park Freeway	22 km
Whitemud Drive	9 km
CP Rail Intermodal Terminal	28 km
Edmonton International Airport	44 km
Closest LRT Station (Corona)	13 km
Closest ETS Terminal (Westmount)	8 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



Kinokamau Plains Area

