

# City of Edmonton SOUTHEAST INDUSTRIAL



**S**outheast Industrial is bordered by a number of major roadways, Sherwood Park Freeway, Anthony Henday Drive, and Whitemud Drive, which provide convenient access to the area.

The area contains large amounts of dispersed agricultural land that can be converted to accommodate industrial uses. Maple Ridge Mobile Home Park, which has been designated as residential, is located east of Southeast Industrial.

Southeast Industrial is primarily used for construction, manufacturing, wholesalers, transportation, and storage facilities for the oil industry. The neighbourhood's outer area will be comprised of businesses with light industrial zoning due to its proximity to residential neighbourhoods. Significant opportunities for medium industrial development remain.

Southeast Industrial is experiencing development of a business park:

- **Southeast Industrial Park:** Development has commenced with two large warehouse buildings.

## Location of Southeast Industrial





**Servicing**

There are service lines for gas, power, and telephone that run along the edge of the neighbourhood. There is a high level of servicing in the north and very little in the south. The southern portion of the area has pipe storage and other uses with extensive land requirements, due to their lower servicing needs. Major developments and servicing are expected to take place in the south over the next four years.

The area is split into two basins for both sanitary and storm servicing, which cross over into Maple Ridge Industrial to the east. Both north basins drain to the north, and the south basins are generally un-serviced.

A major power line corridor runs north-south in the west sector between 34 Street and 17 Street.

The area has a number of pipeline corridors with significant sized pipelines.

Source: City of Edmonton SLIM Maps, Maple Ridge ASP 2012

**Transportation**

CN Rail runs north-south through the middle of Southeast Industrial.

Four bus routes serve Southeast Industrial with limited access to the inner areas. Three other routes serve the residential areas nearby.

**Prominent Businesses**

- Insituform Technologies
- Weatherford Canada
- Cougar Tool
- Guardian
- Talisman Energy
- CE Franklin Withers LP
- Westcan Bulk Transport
- Shaw Pipe

**Vacant Industrial Land (ha.)**

AG/AGI (Agricultural/Industrial) .....	35
IB (Business Industrial).....	1
IL (Light Industrial).....	0
IM (Medium Industrial).....	32
IH (Heavy Industrial).....	0
<b>Total</b> .....	<b>68</b>

**Distance to Major Features**

Anthony Henday Drive.....	4 km
Yellowhead Trail .....	15 km
Sherwood Park Freeway .....	3 km
Whitemud Drive .....	3 km
CP Rail Intermodal Terminal.....	10 km
Edmonton International Airport.....	35 km
Closest LRT Station (Southgate).....	11 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](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](http://www.edmonton.ca/city_government/urban_planning_and_design/land-use-zoning.aspx)





