

City of Edmonton PYLYPOW INDUSTRIAL



The Pylypow Industrial Neighbourhood is located within a larger industrial area in Southeast Edmonton immediately north of the Mill Woods residential area. The area contains 332 hectares of land and is bound on the east by 34 Street, on the south by Whitemud Drive, on the west by 50 Street, and on the north by CN Rail.

Pylypow has experienced considerable development in the past few years and has grown into one of Edmonton's most prominent industrial neighbourhoods. Pylypow contains a mix of medium, light, and business industrial. The area is used predominantly for manufacturing, construction, and warehousing. Other uses include repair, home & auto retail, and professional, scientific and technical services.

Pylypow has three business parks:

- **Prospect Business Park:** Located in southern Pylypow, the park contains flexible industrial and office buildings.
- **Pylypow Industrial Park:** In early stages of development, it will contain light and medium industrial uses.
- **50th Street Industrial Centre:** Consists of two buildings, and is entirely leased.

Location of Pylypow Industrial





Servicing

Servicing is widely available throughout the area. All shallow utility infrastructures (gas, power, and telecommunications) are located underground, with the exception of a small area in the north which will need to be relocated underground in the future.

Sanitary Sewage from Pylypow will drain to the west and north, discharging to the South Edmonton Sanitary Sewer (SESS) Trunk. Interim servicing connections are available for the three basins in the neighbourhood. Fulton Creek runs through the area, and a regional storm water management facility has been constructed to address storm servicing.

Transportation

Pylypow has excellent access to Whitemud via 34 Street and 50 Street. All roads within the southern developing portion of the area have an urban cross section standard.

The provision of a sidewalk on at least one side of every road in Pylypow will provide a modal choice for pedestrians.

Bus service is provided to the north and south developed areas. In addition, a number of bus lines run along 50 Street on the western edge of the area.

Prominent Businesses

- Vector Electric & Controls
- Caproco
- ZCL Composites
- Shippers Supply
- First Truck CTR Edmonton
- Applus RTD Canada
- Leon’s Furniture & Appliances
- Altex Industries
- Tartan Controls

Vacant Industrial Land (ha.)

AG/AGI (Agricultural/Industrial)	18
IB (Business Industrial).....	8
IL (Light Industrial).....	43
IM (Medium Industrial).....	20
IH (Heavy Industrial).....	0
Total	89

Distance to Major Features

Anthony Henday Drive.....	7 km
Yellowhead Trail	13 km
Sherwood Park Freeway	3 km
Whitemud Drive	2 km
CP Rail Intermodal Terminal.....	7 km
Edmonton International Airport.....	28 km
Closest LRT Station (Southgate).....	8 km
Closest ETS Terminal (Millgate).....	4 km

Location of Edmonton, Alberta, Canada



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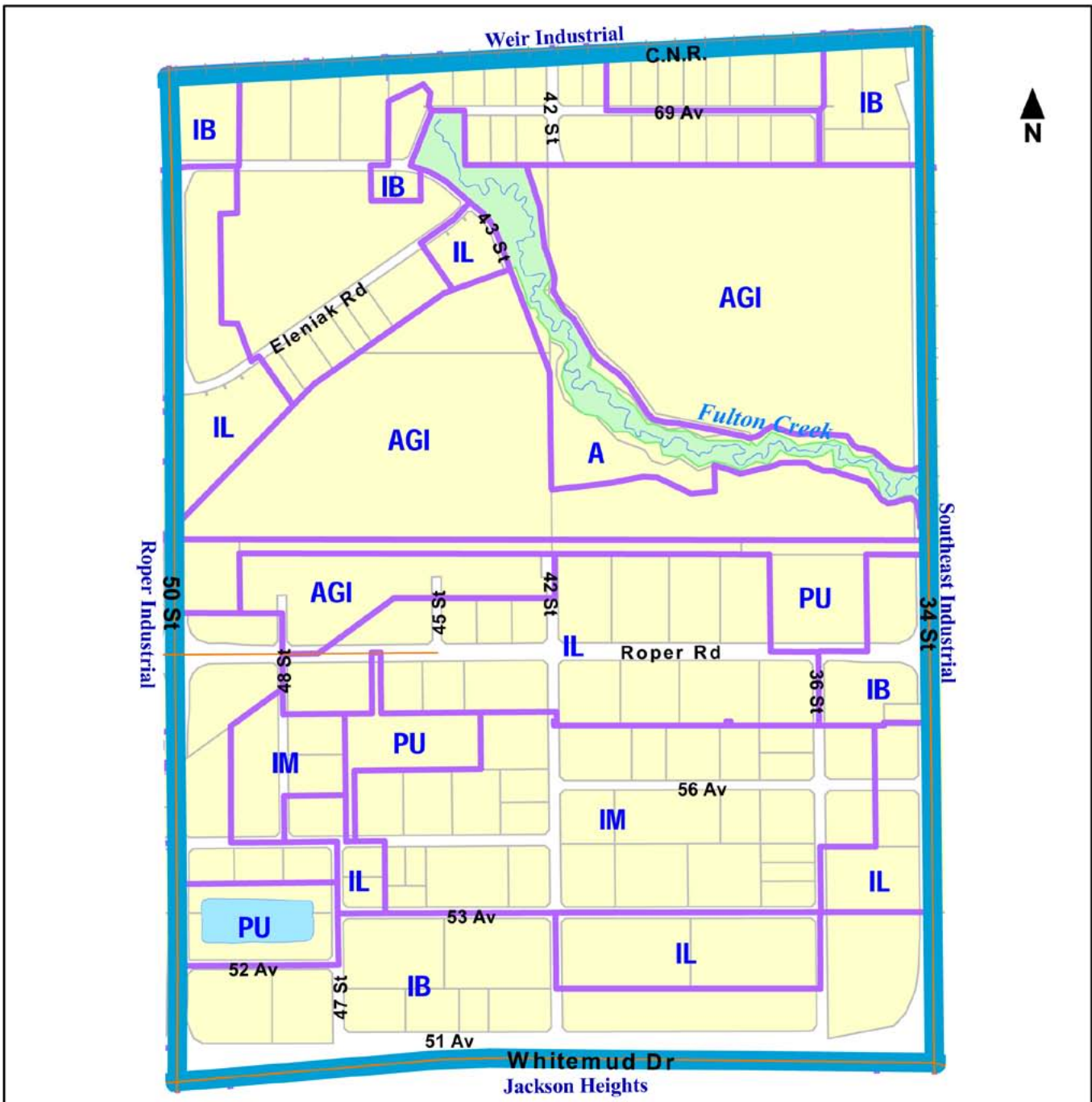
Additional Industrial Development Information

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





Pylypow Industrial

Legend

-  Railway
-  Neighbourhood Boundary
-  Zoning Boundary
-  Title Parcels
-  River Valley and Ravine System
-  Hydrography

- IM** Zoning
- Maple Ridge** Adjacent Neighbourhood
- Strathcona** Adjacent Municipality

