

FOR SALE/LEASE

MILLET INDUSTRIAL PARK

Millet, AB



Data Centre and Bitcoin Opportunity!

HIGHLIGHTS

- Millet Industrial Park in the County of Wetaskiwin
- 299.82 acres \pm for industrial development
- Very favorable industrial pricing and flexible options
- 3 - 110 acre lot available
- East 150.48 acre lot for sale as one parcel
- Recent land use amendment make this an ideal location for **Data Centres and Bitcoin opportunities**
- Great location just 20 minutes south of Edmonton International Airport on Hwy 2A
- Easy access to QE II, Leduc/Nisku/Hwy 616 and Hwy 21 heavy hauling corridor
- Join SATO and Haliburton

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Neighbourhood



Additional Features

- Phase 1 Assessment completed with favorable results
- Sizes tailored to meet your industrial needs
- Serviced or Un-serviced land available
- Located on paved Secondary Hwy 616 (Twp. Rd 475) providing all weather access with no annual road bans
- 8 km to QE2, 16 km to Leduc, 37 km to Nisku, and 37 km to Hwy 21
- Suitable for a variety of uses
- West quarter is stripped, graded and ready for surface finishing to suit your needs
- Utility services are located on the west boundary

Property Details

LEGAL DESCRIPTIONS	4; 24; 47; 33; SW = 149.34 acres ± 4; 24; 47; 33; SE = 150.48 acres ±
COUNTY	Millet, Wetaskiwin County
TYPE OF SPACE	Industrial Land
ZONING	IN - Industrial, ASP Bylaw 202005
SITE SIZE	299.82 Acres ±
POSSESSION	Immediate



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Millet Industrial Park | West 149.34 Acres Selling Prices

Land Use		Fully serviced	Partially serviced		Minimally serviced
		More intense Industrial Use	Fabrication with Outdoor storage	Active Outdoor Storage/Pipe Yard	Outdoor storage
		Approx 40/60 Building to yard	Approx 30% requiring full services, 70% yard	Site office plus outdoor storage	No site office
Price per Acre	2-5 acres	\$350,000 - \$375,000	N/A	N/A	N/A
	5-10 acres	\$325,000 - \$350,000	30% @ \$375,000, Balance at \$275,000	1 acre @ \$375,000, Balance at \$275,000	\$275,000
	10+ acres	\$325,000 - \$350,000	30% @ \$375,000, Balance at \$250,000	1 acre @ \$375,000, Balance at \$250,000	\$250,000
Developer Servicing Scope: To Property Line		Levies	Levies	Levies	Levies
		Storm	Storm	Storm	Storm
		Water	Water	Water	N/A
		Sanitary	Sanitary	Sanitary	N/A
		Shallow Services	Shallow Services	Shallow Services	N/A
Developer Servicing Scope: Inside Property Line		Graded +/- 2"	Graded +/- 2"	Graded +/- 2"	Graded +/- 2"
		Storm	Storm	Storm	Storm

Millet Industrial Park | West 149.34 Acres Lease Rates

SIZE	\$ PER ACRE	\$ PER SQ FT
LESS THAN 5 ACRES	\$3,085.50	\$0.85
5 - 6 ACRES	\$2,776.95	\$0.77
6+ ACRES	\$2,499.26	\$0.69

Millet Industrial Park | East 105.48 Acres Sale Price

SIZE	PRICE PER ACRE	SALE PRICE
150.48 ACRES	\$22,500.00/acre	\$3,385,800.00

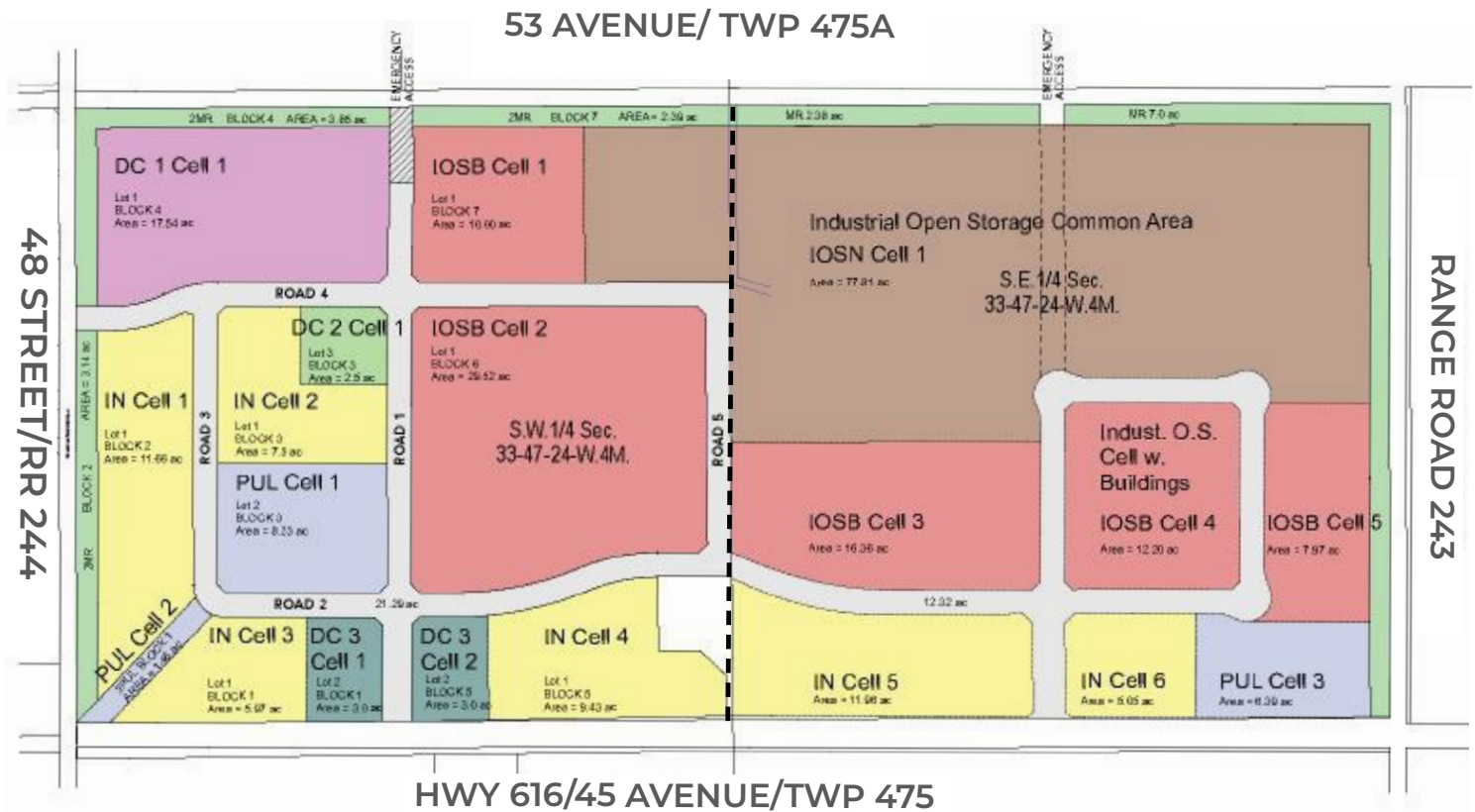


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Millet Industrial Park | Land Use Map



Land Use Amendment Provides Opportunity for Data Centres

Supportive Municipal Policies: The Town of Millet recently amended its Land Use Bylaw to permit data centres and Bitcoin opportunities, signaling strong regional support for digital infrastructure.

Low-Cost, Reliable Power: Alberta offers competitive electricity rates and a stable power grid, key considerations for data centre operations.

Cool Climate Advantage: The province's naturally cooler temperatures reduce cooling costs and improve energy efficiency.

Ample, Affordable Land: Alberta offers large parcels of industrial and agricultural land at lower cost compared to major urban markets.

Growing Tech Ecosystem: Ongoing investments and government support are accelerating the development of Alberta's digital economy.



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Why Millet Industrial Park

ASP Provides For A Wide Range of Land Use Types

- Finished sites suitable for light industry, cannabis production, pipe, equipment, 3 – 110 acres in size.
- Surface can be finished to accommodate:
 - All weather access on 40mm gravel surface
 - Reinforced pads to support modular construction
 - "Behind the Fence" Power Solutions for large power users
- Full or partially serviced industrial lots zoned for manufacturing, distribution, cannabis production and handling, storage and office

Site Flexibility

Working with the developer, the Lead User is offered the greatest flexibility to customize layout design and designate land for future expansion.

This 300 acre zoned industrial park is located adjacent to Millet AB in the County of Wetaskiwin. The Park enjoys paved all-weather access on Secondary Highway 616 with easy access to Leduc/Nisku, QE2, as well as the Highway 21 heavy-hauling corridor.

Excellent Location and Access

- Located on paved Secondary Highway 616 (Twp. Rd 475) provides all weather access with no annual road bans.
- 8 kms to QE2, 16 kms to Leduc, 37 kms to Nisku, 37 kms to Highway 21

Tremendous cost / efficiency advantages to Leduc / Nisku

Significant pricing advantage
No traffic congestion



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Doing Business in Millet

Millet is open for business! Welcome to our vibrant community with a thriving business environment. Millet is home to some amazing businesses and opportunities. With 6,920 vehicles per day, traveling on Highway 2A in Millet, there are incredible opportunities available.

The Town of Millet is nestled on Highway 2A, 45 km south of Edmonton and 20 km south of the International Airport, right alongside the original Pacific Railway built in 1891.






A picturesque community, Millet centres on a 65-acre park system with a combination of natural and manicured areas. Parks in this area are second to none in Alberta and the town's downtown is a matter of pride for the community. This pride is evident throughout the community, with private homes, businesses, streets, churches, schools, library and public facilities all contributing to provide a clean and safe environment.

GIS Map With Services



LEGEND

-  Pipelines
-  Abandoned Gas Lines
-  Domestic Services

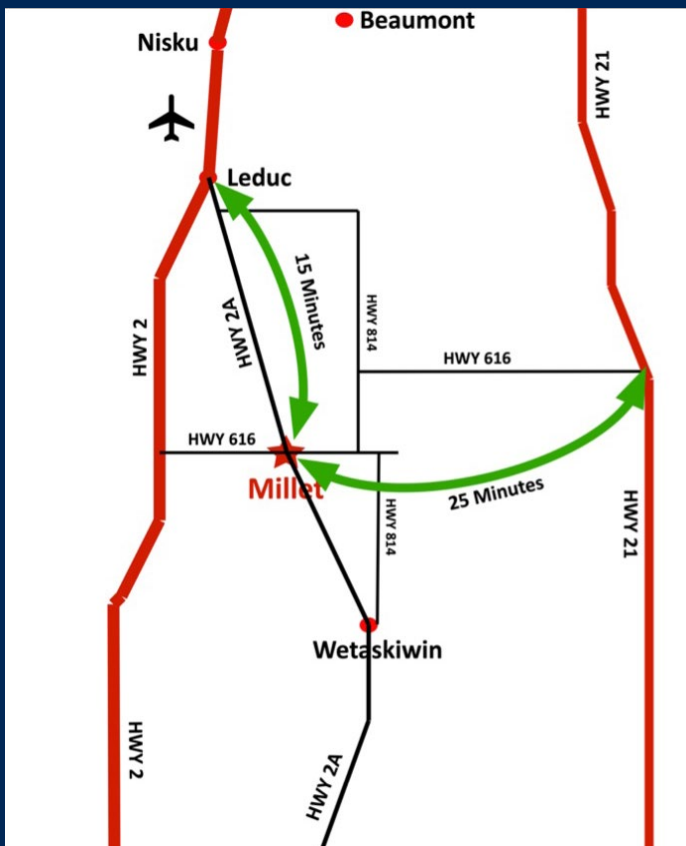


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Millet Industrial Park Location



- 20 MINS TO LEDUC/NISKU
- 25 MINS TO EDMONTON INT'L AIRPORT
- 30 MINS TO EDMONTON CITY LIMITS



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Tyler Weiman, SIOR Partner, Associate



In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.

As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties. Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.

Marcus Schwabe Senior Associate



Marcus joined the brokerage in 2014 with a background in management, education, home building and healthcare. His diverse experience provides him with a vast network of contacts across an array of sectors and offers him, and his clients, an advantage to help turn your lease, purchase or sale into a positive business decision.

As a Senior Associate at Royal Park Realty, Marcus Schwabe, offers expertise in the sale and leasing of retail, office, land, industrial and multi-family properties within the greater Edmonton area and throughout Alberta. Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer centric service.

For multiple years, Marcus has been honoured to receive awards for the highest overall transaction volume for industrial leasing. These awards are from the Costar Group, a provider of information, analytics and marketing services to the commercial property industry in the United States, Canada, United Kingdom, France, Germany and Spain.

Marcus has lived in the Edmonton area for more than 50 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, and a member of the Strathcona County Community Grants Committee, Social Framework Committee and Initiatives Committee. He and his wife have been married for over 36 years have three children, two grandchildren and a dog.



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