# **FOR SALE**

# PANTHER TRANSLOAD FACILITY

310 Park Road, Sturgeon Industrial Park, Sturgeon County



#### **HIGHLIGHTS**

- Rail liquid transload facility
- Working capacity for 53 rail cars every 2 days
- Site serviced with domestic water, sanitary water, electricity and natural gas
- 9.93 acres
- Easy access to Highways 15, 37, and 10 minutes to Anthony Henday
- New controlled intersection at Highway 15

#### CONTACT

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#### **PROPERTY DETAILS**

310 Park Road, Sturgeon **MUNICIPAL ADDRESS** 

County, AB

**LEGAL DESCRIPTION** 

ZONING

SITE SIZE 9.93 Acres (+/-)

**SERVICES** 

Serviced to Sturgeon County municipal standards with Sanitary water, Domestic water,

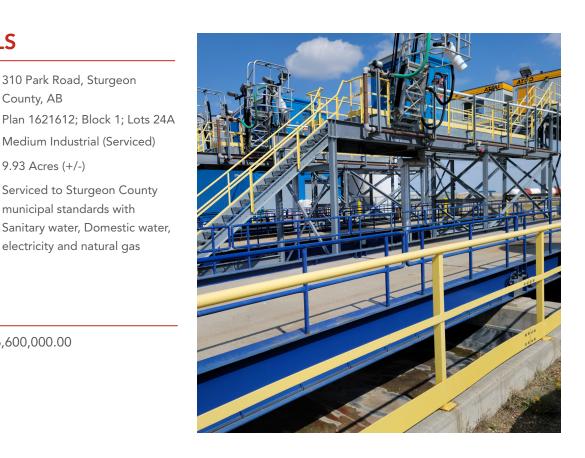
Medium Industrial (Serviced)

electricity and natural gas

### **FINANCIALS**

**SALE PRICE** 

\$6,600,000.00



# **LOCATION MAP**





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#### ADDITIONAL INFORMATION

#### Structures:

- Four steel constructed operator huts for unloading and loading controls
- Two prefab buildings consisting of control room, storage room, two washrooms, locker/shower room, lab and lunch room.
- Scrubber building complete with scrubber, effluent treatment, and loading pumps
- Buildings listed above have HVAC systems
- Steel work platforms, pipe supports and walkways connecting operation above trucks and rail cars
  operations

#### **Containment Structures:**

- Automatic system for storm water retention pond discharge
- Concrete containment structure with lining in place for leaks or spills
- Effluent treatment and discharge system
- Scrubber system for air emission control
- Bulk Tanks and product manifold auto valves for environmental protection and security

#### **Electrical:**

- 1200 Amps 600 Volt (to be confirmed)
- Electrical control room complete with PLC cabinet, all starters c/w future spares, transformers and five (5) pump speed controllers
- Seven (7) HMI touch screen control panels
- Monitored security system c/w cameras
- Phone and data systems

#### **Equipment:**

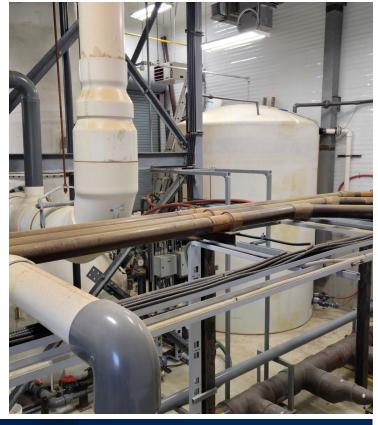
- Two (2) rail unloading systems and three (3) truck loading systems
- Five (5) product handling pumps
- Scrubber for air emission control
- Two (2) 200 hp air compressors c/w dryers
- Five (5) eyewash/safety shower stations c/w tempered water circulation pumps
- Instruments for inventory control and auto operations
- Emergency shut down controls
- Four (4) 100,000 L bulk tanks with expansion pads for two (2) additional tanks
- FRP piping for two (2) tanks
- PVC piping for two (2) tanks



# **PHOTOS**









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