

# 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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6940 - 76 Avenue NW Edmonton, AB T6B 2R2

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# PROPERTY DETAILS

MUNICIPAL ADDRESS	310 Park Road, Sturgeon County, AB
LEGAL DESCRIPTION	Plan 1621612; Block 1; Lots 24A
ZONING	Medium Industrial (Served)
SITE SIZE	9.93 Acres (+/-)
SERVICES	Served to Sturgeon County municipal standards with Sanitary water, Domestic water, electricity and natural gas



# FINANCIALS

SALE PRICE	\$6,600,000.00
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# LOCATION MAP





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## ADDITIONAL INFORMATION

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### 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



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PHOTOS





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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.



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