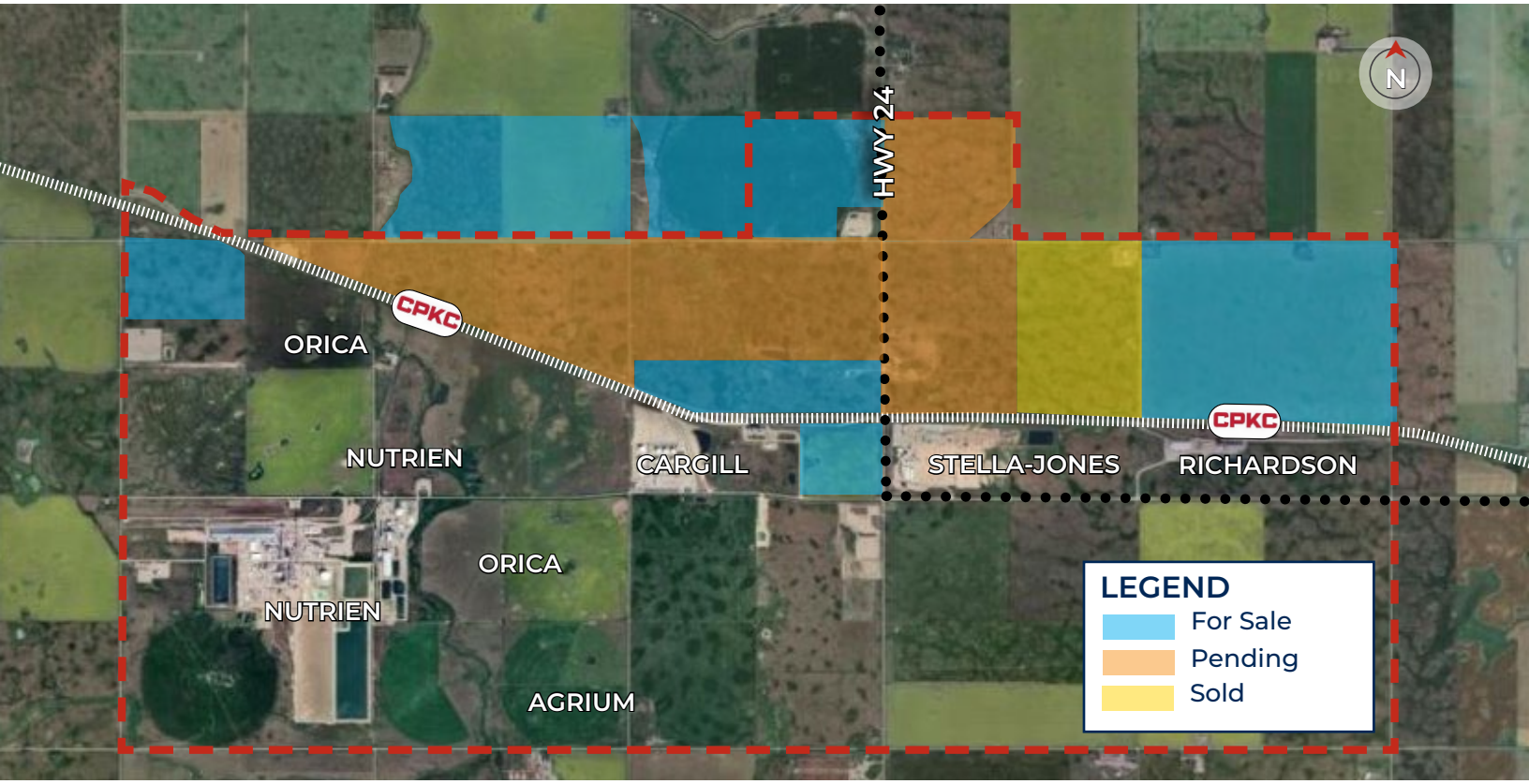
FOR SALE

GOLDFINCH INDUSTRIAL PARK

Wheatland County, AB



Additional 115 acres ± available!

HIGHLIGHTS

- Goldfinch Industrial Park in Wheatland County
- 40 - 2,161 Acres ± available for future industrial development
- Accessible via major highways, rail and in close proximity to Calgary International Airport
- CPKC Rail potential
- The Goldfinch Industrial Area is Wheatland County's heavy industrial hub and is home to ORICA, Nutrien, Federated Co-op, Cargill, Stella Jones, Richardson Pioneer and CGC
- Favourable municipal tax incentive for businesses
- The only heavy industrial area in the Calgary region

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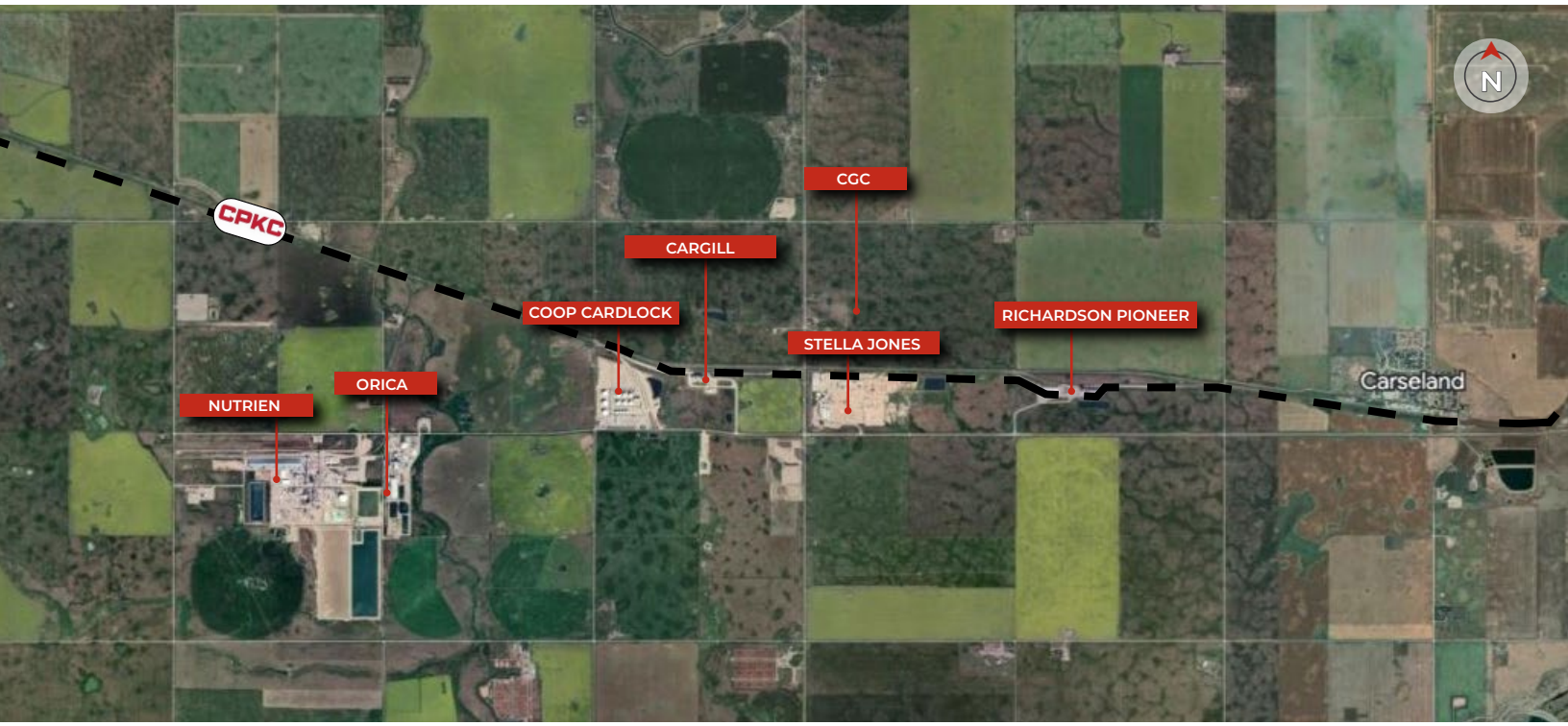
Neighbourhood Map



Scan QR Code to View Online

WHEATLAND COUNTY

POTENTIAL OPPORTUNITIES

- Ag-machinery
- Aerospace
- Bio-industrials and biofuels
- Clean energy
- Chemical industry
- Data Centres
- Energy Industry
- Fertilizers
- Food processing
- Manufacturing
- Warehouses

INFORMATION & FINANCIALS

ADDRESS	Wheatland County, AB
SITE SIZE	40 - 2,161 acres ±
ZONING	AG (Agricultural General) Development concept to accomodate heavy, light and mixed industrial
MUNICIPALITY	Wheatland County
ESTATE	Fee simple
SALE PRICE	**Market**

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Goldfinch Industrial Park

Investor Tax Incentives

Wheatland County's mill rate is amongst the lowest in the province. They have also implemented a generous municipal tax incentive for large investors. The intent is to provide a municipal incentive to attract large non-residential and machinery and equipment investors and promote substantial expansion by existing investors through providing an exemption to a portion of municipal property taxes attributable to the differential between the pre-construction assessment and the post-construction assessment for eligible property. A favorable municipal non-residential tax incentive for businesses who invest a minimum of $10 Million in assessable improvements and/or machinery and equipment.

- *Threshold of $10 Million capital invested in non-residential of $20 Million in machinery and equipment (excludes land investment).*
- *40% reduction in municipal non-residential tax for 3 years.*
- *Applies to new construction and substantial expansions.*
- *Applies from first fully-taxable year.*

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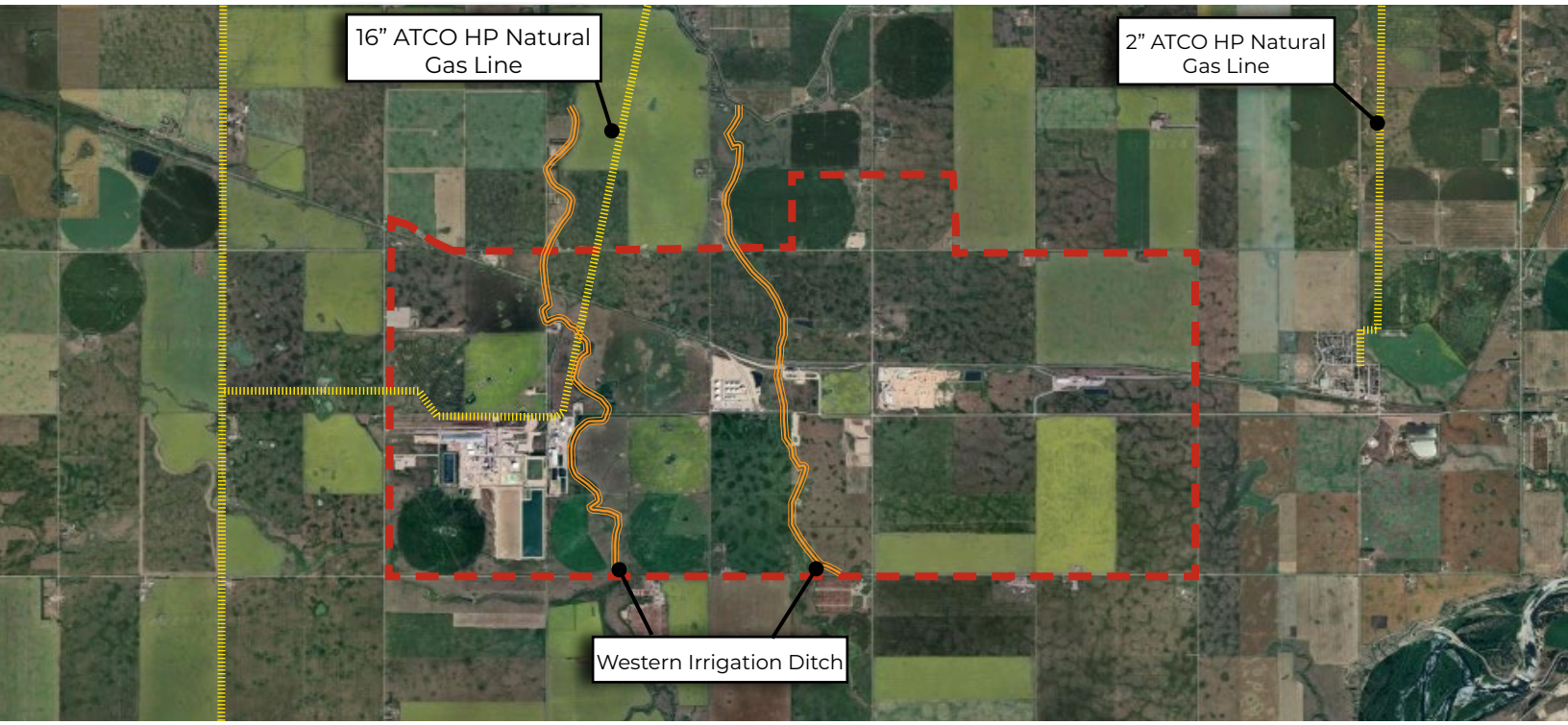
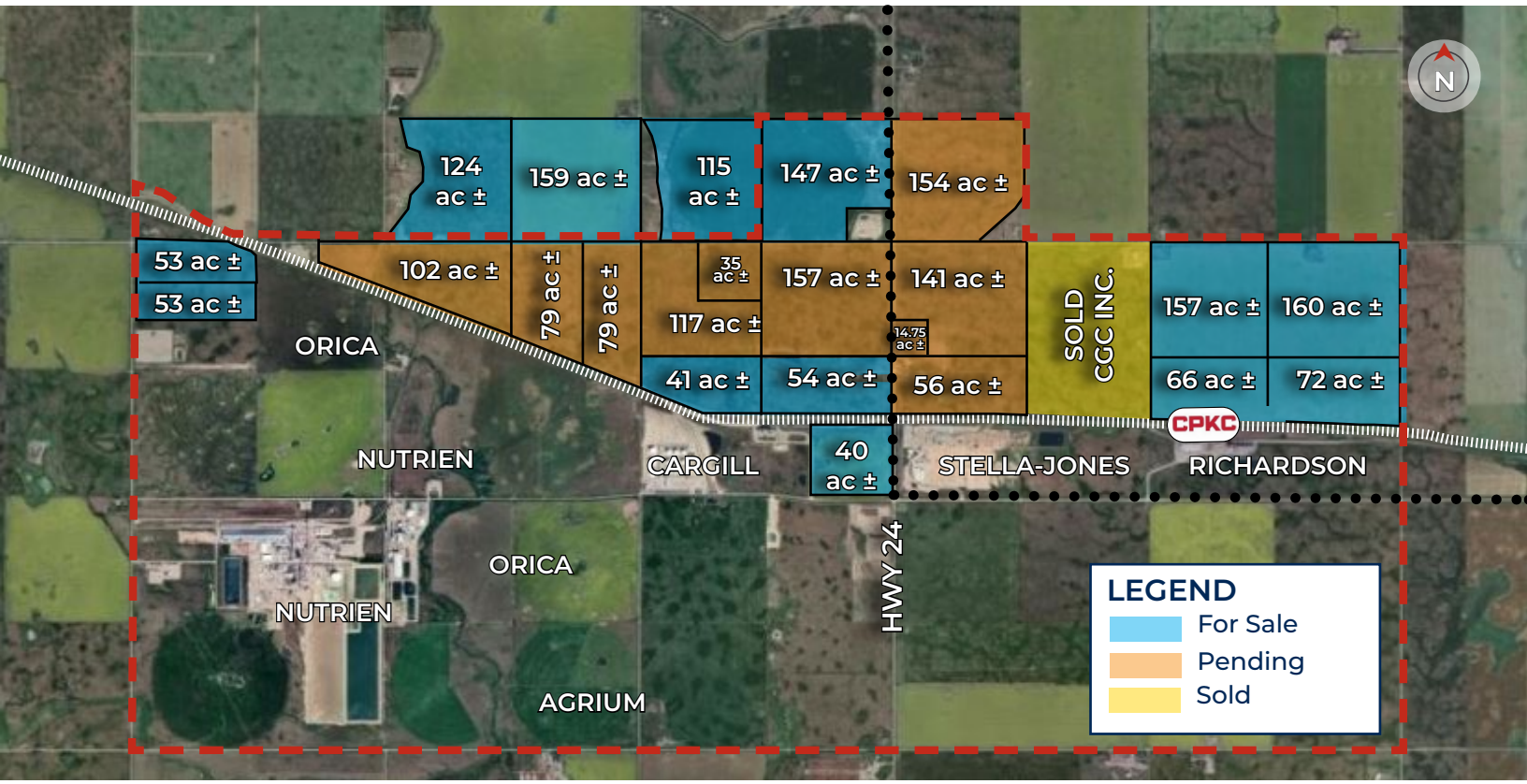
Goldfinch Industrial Park - Utilities



Goldfinch Industrial Park - Site Sizes



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Join Other Users in the Area

Cargill™

CO-OP®

Nutrien Ag Solutions™

ORICA

CGC™

RICHARDSON PIONEER

Stella-JoneS Inc.®

DH CANADA

DE HAVILLAND AIRCRAFT OF CANADA LIMITED

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About Wheatland County

Wheatland County is a municipal district in south-central Alberta, located east of Calgary. There are two industrial areas in the County, dominated by agriculture and the oil and gas industry. The Origin Business Park is a light/ medium industrial area on Highway 1 near the Rocky View County border. The Goldfinch Industrial ASP area has a heavy industrial cluster. Goldfinch is located off of Highway 24, near the Hamlet of Carseland, and is served by CP Rail. Companies such as Nutrien, Orica, Stella Jones, Federated Coop Ltd, and Richardson Pioneer have plants in the area. Wheatland County also has a developing renewable energy industry with several solar and wind projects and a gas to liquids upgrading facility

Wheatland County accommodates the movement of goods efficiently and economically with a comprehensive network of highways. Well-maintained primary and secondary highways provide the necessary infrastructure to move goods within the region, throughout western Canada and across the border into the United States.

There are three major highways that connect the region: Trans Canada Highway (#1), which runs east and west; Highway #21, which provides north - south access; and Highway 24 running west to south. The provincial high-standard highway system routinely handles trucks of up to 62,500 kg and provides links with all major North American destinations.

A network of secondary highways connect smaller centres with the major transportation routes. Bus, courier and rail service also serve Wheatland County. Plus, the Calgary International Airport is in close proximity to the region.

Wheatland County is served by three CN Rail lines within its boundary and two CP Rail lines. Canadian National Railway Company and Canadian Pacific Railway provide service across the continent from east to west as well as north and south routes. Serving ports on the Atlantic, Pacific and Gulf coasts, CN Rail and CP Rail link companies to all three NAFTA nations. Direct service to many of the communities in the region, rail provides a fast, efficient option to move petroleum, chemicals, grain, fertilizers, coal, metal and minerals. Intermodal service is available out of the main port in Calgary.

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Servicing Framework

Existing servicing infrastructure will be retained within the plan area until such time as redevelopment Occurs. Future development/ re-development or upgrading of servicing infrastructure will align with current Wheatland County standards and tie in to existing regional services where applicable.

POTABLE WATER

The water distribution system for domestic uses and fire protection in the Goldfinch Industrial ASP plan area is supplied by main trunks extending from existing water systems.

SANITARY

The wastewater collection system in the Goldfinch Industrial ASP plan area is supplied by gravity sewers, forcemains and lift stations connecting to existing wastewater systems.

STORMWATER

Appropriate facilities for stormwater management facilities are proposed throughout the Goldfinch Industrial ASP plan area to control stormwater and alleviate the impact of post-development flows on Goldfinch Industrial ASP overland conveyances.

SHALLOW UTILITIES

Shallow Utilities include telephone, natural gas, electrical, internet, and cable services. The developer will be responsible for the provision of these services and extension from adjacent developed/developing areas.

FIRE PROTECTION

Primary fire protection will be provided by the Carseland Fire Hall with backup from the Wheatland West Fire Station. There is also a mutual aid agreement in place with the Town of Strathmore, Vulcan County and Rocky View County (through Langdon). The Orica facility in the ASP area has an additional industrial fire brigade.

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Why Wheatland County

Less than 30 minutes from Calgary International Airport, Wheatland County is in the heart of the Western Irrigation District which services an area of approximately 1,000,000 acres. The county's farmers cultivate 830,000 acres of field crops yearly including wheat, canola, barley, oats, field peas and lentils. There is also a large livestock industry with over 150,000 head of cattle and 95,000 pigs. Getting your product to market is convenient in Wheatland County. We are located directly on Highway 1, a high load corridor that runs west to Calgary and on the CP Rail Calgary to Saskatoon line. We are also a short drive from Highway 2 that runs south to the US and forms part of the CANAMEX corridor. With excellent transportation options, abundant feedstocks and the lowest cost of land in the region, Wheatland County is the natural location to grow your business!

Access to Land and Feedstock

830,000 acres of farmland including dryland cropping and irrigated lands, on 810 farms

218,000 acres of canola, 280,000 acres of non-durum wheat, 153,000 acres of barley, 54,000 acres of alfalfa and mixtures, 71,000 acres of dry field peas, 10,000 acres of durum wheat, 8,500 acres of lentils, and 4,600 acres of oats

150,000 head of cattle and 95,000 pigs. There are also many feedlots providing finished cattle as well as speciality livestock breeders

An emerging area of the agri-food industry in Wheatland is organics. We are home to **8 certified organic farms**

Supportive Business Environment

- *Efficient and streamlined process to grant permits and approve applications*
- *Support available from municipal, provincial, and federal governments for eligible companies*
- *Canada's lowest corporate tax rate at 8%*
- *Canada is a party to 14 trade agreements that provide access to international markets including CETA, CUSMA, CAN-UK TCA, and CPTPP*

Logistics

- *20 minute drive to Calgary border via Highway 1*
- *30 minute drive to Calgary International Airport*
- *Calgary to Saskatoon CP rail line and a CN Rail spur at Lyalta*
- *Close to Highway 2 CANAMEX corridor*
- *302 km to US border Agribusiness Alberta*

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Why Wheatland County (cont'd)

Business Costs

- *Lowest cost agricultural land in region*
- *Lowest cost industrial land in region*
- *Serviced lots available in Origin business park (light to medium industrial)*
- *Goldfinch Industrial ASP Area (heavy industrial) at Carseland*
- *Labour force of 4,240*

Opportunities

- *Growing organic foods cluster*
- *Processing of canola, wheat, barley, oats, field peas and lentils*
- *Speciality meats processing*
- *Bio-industrials – biofuel pellets, strawboard, biofuels*
- *Agricultural machinery dealerships*
- *Fertilizers*

Government Support for Businesses

- *Wheatland County municipal tax incentives*
- *Canada-Alberta Jobs Grant*
- *Alberta Jobs Now Program*
- *Innovation Employment Grant*
- *Canadian Agricultural Partnership*
- *Scientific Research and Experimental Development (SR&ED) Program*
- *Western Economic Diversification Canada programs*
- *Alberta Export Expansion Program*

Agribusiness Companies in Wheatland County Wheatland County has a well-developed value chain with ag-input suppliers, food and beverage processors, feedlots, machinery and equipment manufacturers, seed cleaning plants, grain handling companies and fertilizer plants. Many large agribusiness companies such as Cargill, Richardson Pioneer, Paterson Grain, Canada Malting Co., Viterra, Parish & Heimbecker, and Nutrien are represented in the county.

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Demographics

Wheatland County is primarily a rural region with an agricultural heritage based on European descendants and multi-generational families who migrated to the area as the Province of Alberta came into Canadian Federation at the turn of the 20th century. With proximity to the City of Calgary, businesses and families are looking for the quality of life and affordability that Wheatland County provides. Many of the homes in Wheatland County, as well as the hamlets, are single-family dwellings. The hamlets tend to have large lots and housing types ranging from manufactured homes and bungalows to large multi-storey dwellings.

The population on the western side of the County and around the Town of Strathmore are experiencing more country-residential development with a commuting workforce, small business, and industrial development.

The eastern side of the County has many large farms. The east side is also seeing an emergence of diversity with green energy development and technology strides around agriculture production.

Siksika Nation shares much of Wheatland County's southern border. Many indigenous people from the Nation also live and work in Wheatland County and the towns within the region.

Logistics

Highway 1 (Trans-Canada) is the primary high-load corridor cutting through Wheatland County. It connects through Calgary and east through to Brooks, Medicine Hat and into Saskatchewan and beyond. The Trans-Canada Highway joins both the east and west coasts of Canada. Connections from the Calgary Ring Road (Stoney Trail - Highway 201) are easily made to Highway 2 north to Edmonton, and the Alaska and Yellowhead Highways, and south into the United States.

Other primary highways in Wheatland are Highway 24 South to Lethbridge and the Goldfinch Industrial area, which is a heavy industrial region located near Carseland. Highway 21 connects to Fort Saskatchewan and Alberta's Industrial Heartland. Highway 9 runs through Drumheller and is the east corridor to Saskatoon. Highway 56 connects to Drumheller as well and is a travel corridor through east central Alberta. Canadian Pacific Rail (CP) runs along the southern region of Wheatland County, which connects Vancouver to Eastern Canada. CP Rail connects into Calgary also connects north into Edmonton. Canadian National (CN) has a short spur into Lyalta in the western part of the County, connecting into Calgary and into its main line for connections north into the Edmonton region and beyond.

Wheatland County provides good connectivity for moving product by either rail or truck. The western boundary is under 40 kilometres (25 miles) to the Calgary International Airport that provides air service, cargo landings and is Canada's fourth busiest airport.

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Canamex Trade Corridor

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Wheatland County Energy Industry

Oil and Gas

With approximately 8,000 wells, the oil and gas industry is part of the county's economic backbone. Companies represented include Ember Resources, Lynx Energy, Persist Oil & Gas, and Torxen Energy. Rocky Mountain GTL operates a gas-to-liquids facility that converts natural gas into synthetic fuels and hydrogen.

Solar Power

Wheatland County has abundant sunshine making it an ideal location for solar power generation. The county is home to the East Strathmore Solar Project—a 26 MW solar development as well as several other projects from 13 to 150 MW at various stages of development.

Wind Generation

Dominated by a predominately treeless grassland ecosystem, Wheatland County has abundant space for wind generation projects. The Wheatland Wind Project is a 122.4 MW wind generation project that produces enough power for more than 50,000 homes.

Hydrogen and New Energy

Wheatland County has invested resources in developing a new energy cluster. We have developed a roadmap and done extensive engagement with industry. We have abundant natural gas and renewable feedstocks, access to major highways and rail, close proximity to Calgary International Airport and opportunities for carbon sequestration. Wheatland County is the ideal location to build a hydrogen or SAF production facility.

Carbon Capture and Storage

The Government of Alberta has selected the East Calgary Region Carbon Sequestration Hub (proposed by Reconciliation Energy Transition Inc.) as a location to develop a carbon storage hub. This hub is largely located in the territory of Wheatland County.

Opportunities

- *Sustainable aviation fuels*
- *Hydrogen production (blue or green)*
- *Petrochemical production*
- *Supporting industries*

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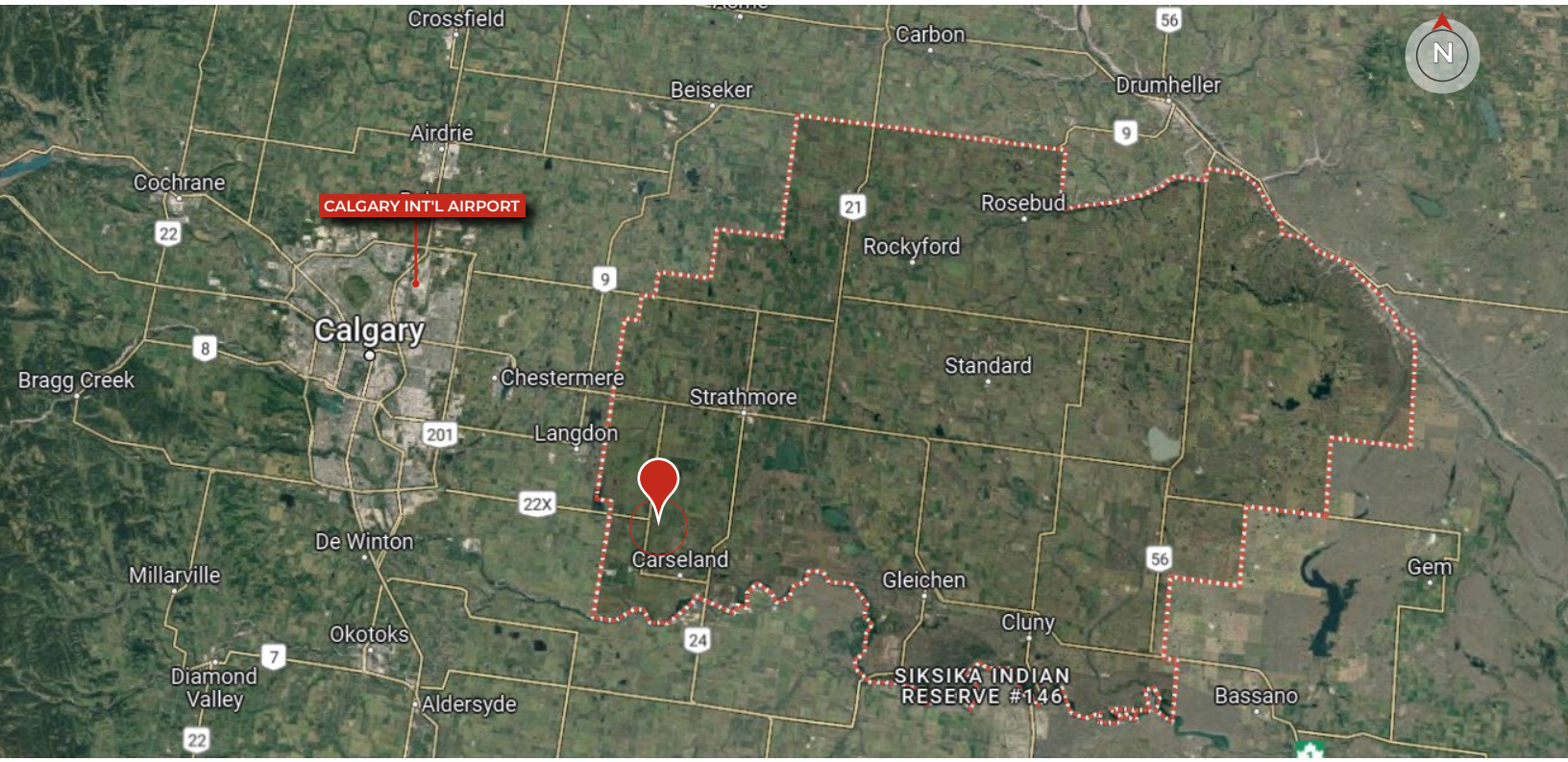
Goldfinch Industrial Park Location



Regional Map

WHEATLAND COUNTY

Goldfinch Industrial Area Structure Plan

- 25 MINS TO CALGARY CITY LIMITS
- 36 MINS TO CALGARY INT'L AIRPORT
- 3 HOURS 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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