

FOR SALE

157.26 - 317.26 ACRES INDUSTRIAL LAND IN ALBERTA'S INDUSTRIAL HEARTLAND

56110 Range Road 210 & 56119 Range Road 211, Strathcona County, AB



Industrial Land in Alberta's Industrial Heartland

Royal Park Realty is pleased to offer two industrial parcels totaling 317.26 acres \pm in Strathcona County. Located just north of the newly announced Alberta Heartland Railway (AHR) rail terminal at Gasia Energy's planned complex, the site provides excellent Highway 830 frontage and proximity to major industry. This prime location is positioned to benefit from the region's strong economic growth and increasing demand for large-scale industrial development.

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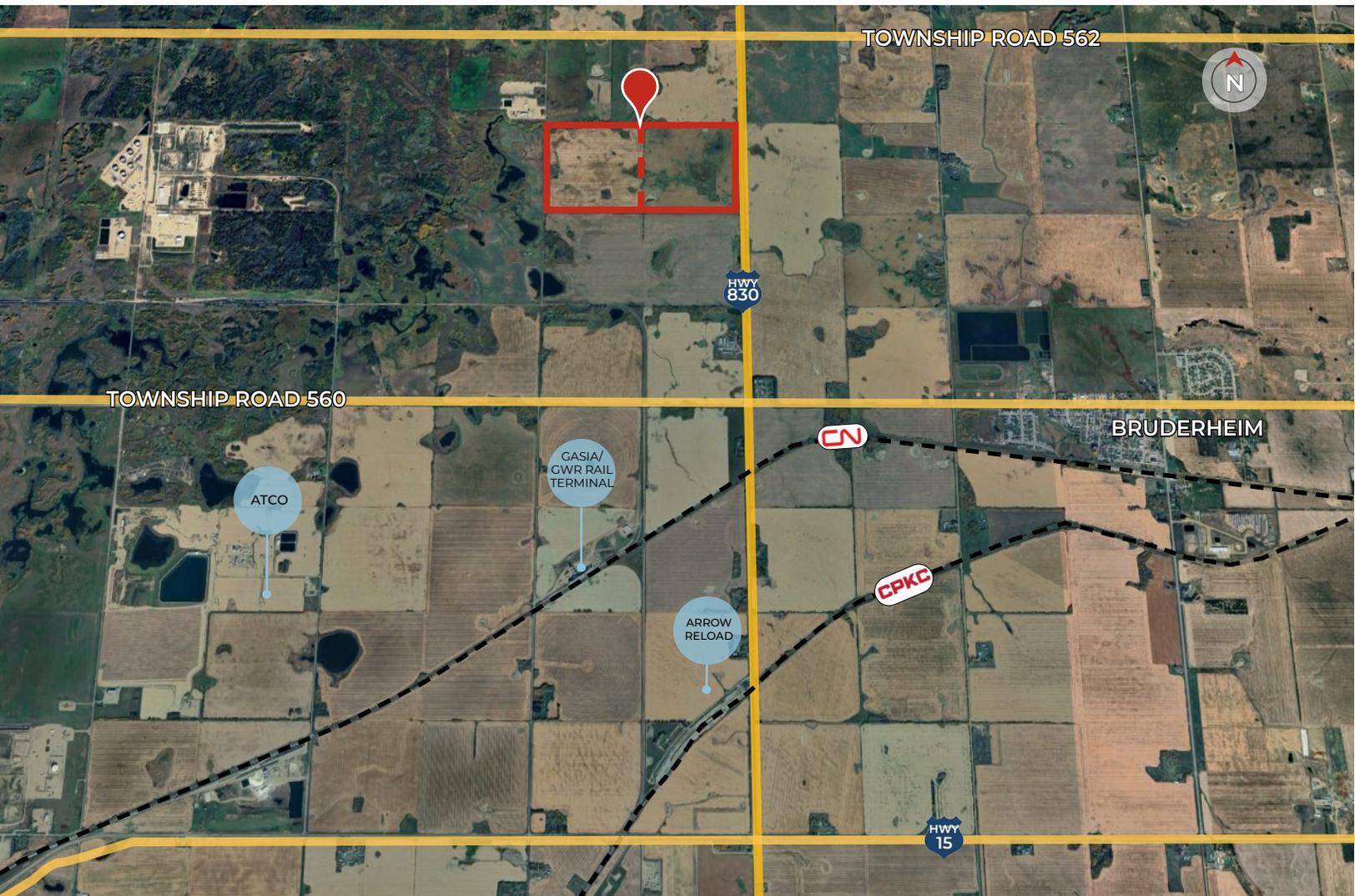


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PROPERTY HIGHLIGHTS | Industrial Land in Strathcona County, AB



ADDITIONAL INFORMATION

- Parcels can be sold separately or contiguously
- Strathcona County is a central hub for Alberta's oil and gas pipeline system and is a founding member of Canada's largest petrochemical processing region, offering a strong ecosystem for related industries.
- Businesses may qualify for tax exemption incentives for new construction and expansion projects, aligning with provincial programs

INFORMATION & FINANCIALS

MUNICIPAL ADDRESS	56110 Range Road 210 & 56119 Range Road 211, Strathcona County, AB
LEGAL DESCRIPTION	4; 21; 56; 12; SE and 4; 21; 56; 12; SW
ZONING	IHH (Heartland Heavy Industrial)
TOTAL SITE SIZE	317.26 acres ±
Parcel 1	157.26 acres ±
Parcel 2	160.00 acres ±
SALE PRICE	Market
PROPERTY TAXES	Parcel 1: \$202.41/yr (2025) Parcel 2: \$175.75/yr (2025)
POSSESSION	Negotiable

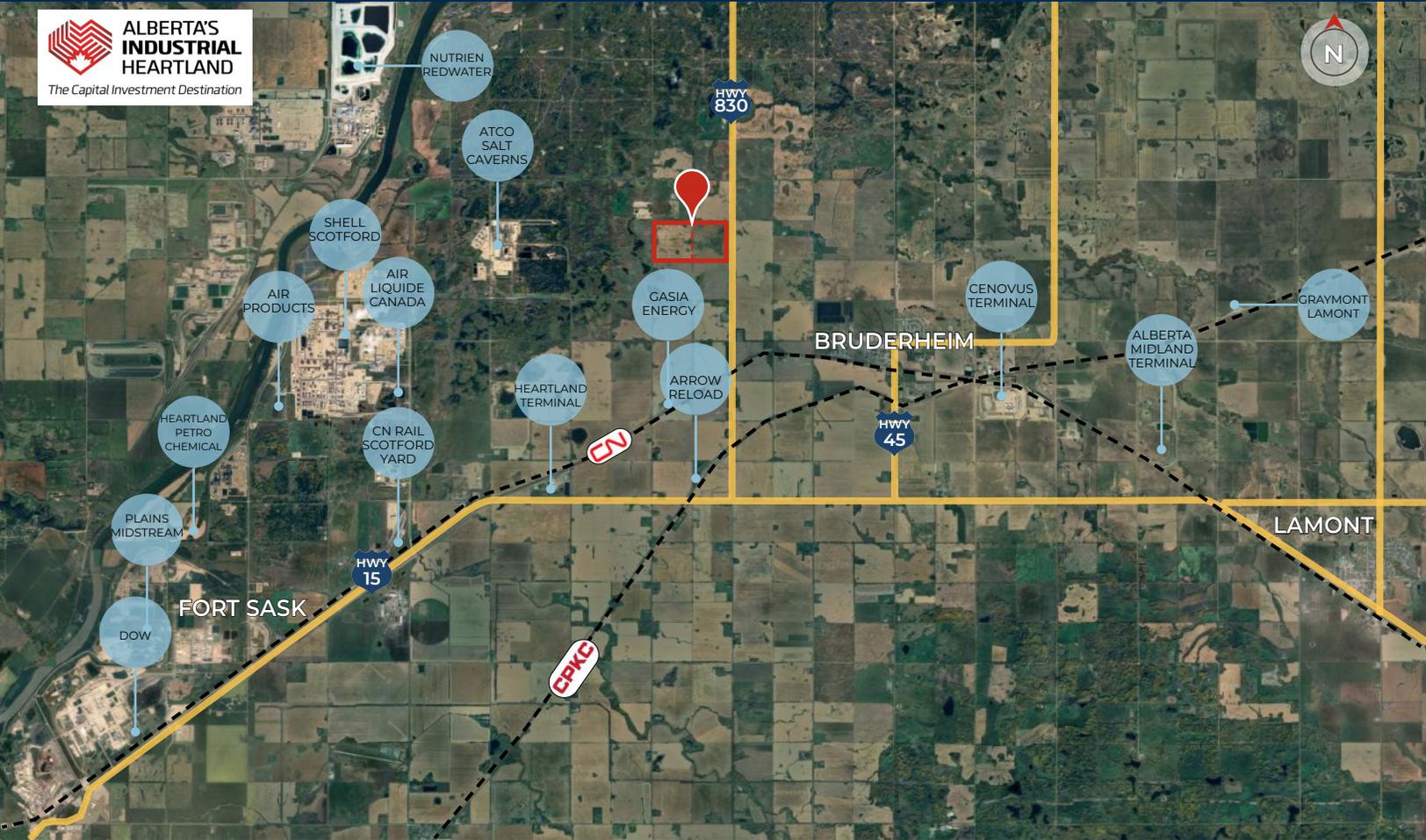


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Canada's Premier Petrochemical Hub



Major Projects in Alberta's Industrial Heartland

DOW'S Path2Zero Expansion

Dow is building the world's first net-zero facility, which will produce 3.2 million metric tonnes of polyethylene and ethylene derivatives. The project will also upgrade its existing facility to achieve net-zero carbon emissions. The project is expected to create 8,000 jobs during construction and employ 500 people once operational. The facility is anticipated to be completed by 2029.

Carbon Trunk Line Expansion

The Alberta Carbon Trunk Line (ACTL), owned by Wolf Midstream, is the world's largest carbon capture and storage project. It consists of 240 km of pipeline which collects, compresses, and stores up to 14.6 million tonnes of CO₂ annually. Construction is underway on a 40-km extension through the Heartland, which will be capable of handling an additional 7 million metric tonnes of CO₂ per year once completed.

Water Intake Investment

No new water intake facilities have been developed in the Heartland for over a decade, despite rising demand. The government's recently announced \$50.5 million investment will help build three new water intake facilities in Sturgeon, Strathcona, and Lamont counties. This investment will help attract world leading industrial projects and ensure the region has the infrastructure to support them.



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Why Invest?



Favourable Taxation and Government Incentives:

Alberta offers the lowest corporate tax rate in Canada, with no sales taxes and no payroll taxes. These low taxes enable businesses to keep a larger share of their earnings, boosting profitability and allowing for greater investment in expansion and innovation.



Rail and Transportation Access:

Access to CP rail significantly boost distribution capabilities. Alberta's Industrial Heartland is centrally located with a premier continental transportation network. Ongoing and future expansions will further enhance global market access. Alberta's highway network also offers extensive service points across the province, country, and beyond.



Streamlined Government Approvals for Heartland Projects:

As Alberta's and Canada's first Designated Industrial Zone (DIZ), investments in the Heartland benefit from reduced red tape and a faster regulatory process compared to other regions. This streamlined regulatory framework offers investors greater certainty and clarity.

JOIN 40+ EXISTING COMPANIES PRODUCING PETROCHEMICALS, FUEL, FERTILIZER & POWER



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Alberta's Industrial Heartland, located northeast of Edmonton, is Canada's largest hydrocarbon processing hub, with over \$45 billion in existing capital investment and more than 40 companies in sectors such as oil, gas, petrochemicals, and advanced manufacturing. Centrally positioned within a top continental transportation network, the region benefits from planned expansions to boost global market access and various investment incentives.

CONTACT OUR TEAM:



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