

FOR SALE

HEARTLAND INDUSTRIAL PARK

Fort Saskatchewan, AB



**HEARTLAND
INDUSTRIAL PARK**

HIGHLIGHTS

- Industrial lots for sale
- Build to suit opportunities available
- Strategically located in Alberta's Industrial Heartland
- High visibility along Highway 15 with traffic at an average of 52,000 vpd
- Tax incentives available

ERIC STANG

Partner, Associate

780.667.9605

eric@royalparkrealty.com



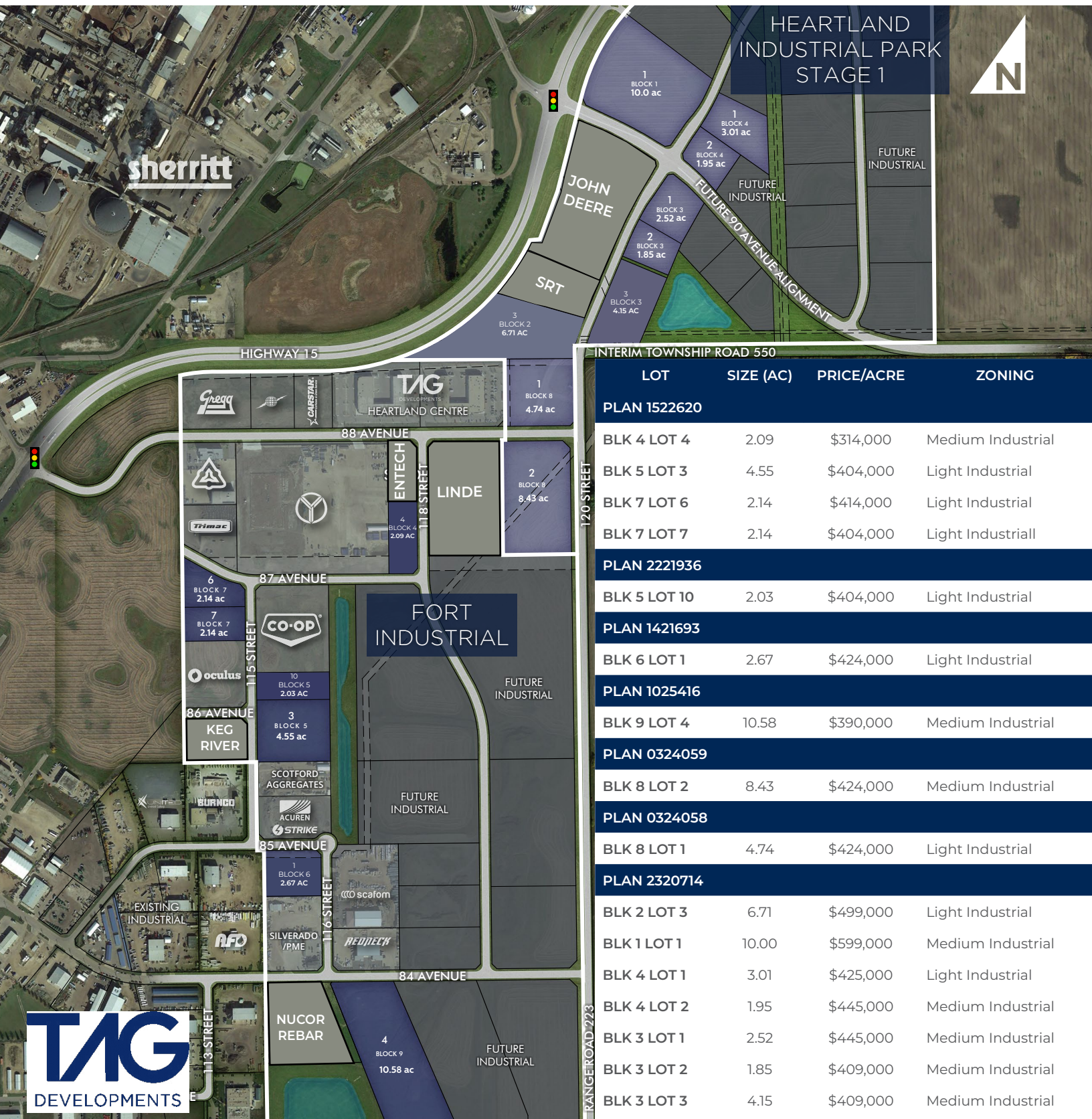
**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

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 The offering may be withdrawn at any time without notice or cause.

Lots For Sale | Heartland Industrial Park, Fort Saskatchewan, AB



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JOIN NEIGHBOURS SUCH AS:

- Oculus Transport
- Deerland Equipment
- Keg River Logistics
- Co-Op DC Yard
- Can-Ak Transport
- Sherrit Technologies
- PME Inc.



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BLOCK 6; LOT 1
2.67 ACRES ±



BLOCK 5; LOT 3
4.55 ACRES ±
BLOCK 5; LOT 10
2.03 ACRES ±

BLOCK 7; LOT 7
2.14 ACRES ±
BLOCK 7; LOT 6
2.14 ACRES ±

Fort Saskatchewan's Industrial Support and Manufacturing Tax Incentive encourages new investment and business expansion by offering a 5% tax credit on eligible capital costs, up to a maximum of \$250,000 over 10 years.

Learn more at:



MUNICIPAL ADDRESS

8701 118 Street,
Fort Saskatchewan, AB

SERVICES

Power, gas, water, sewer, and telephone

ZONING

IL ([Light Industrial](#)) &
IM ([Medium Industrial](#))

LOT SIZES

Lots from 1.85 to 90.0 acres

SALE PRICE

Starting at \$314,000/acre

POSSESSION

Immediate



Fort Saskatchewan has been a driving force in industrial innovation for over six decades. The City supports major operations with essential production, maintenance, and supply chain solutions across a range of sectors. As part of Alberta's Industrial Heartland, the region is experiencing a wave of investment and expansion - anchored by Dow's \$11.6 billion Path2Zero project and more than \$40 billion in commitments from over 40 leading companies.



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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.

Atlas Carbon Storage Hub

The Atlas Carbon Storage Hub will be a multi-phased, open access hub developed, owned and operated in partnership between Shell Canada and ATCO EnPower. The Hub will provide customers in the area with transportation and sequestration services for CO₂ emissions. The first phase of the project is planned to be operational by 2028.

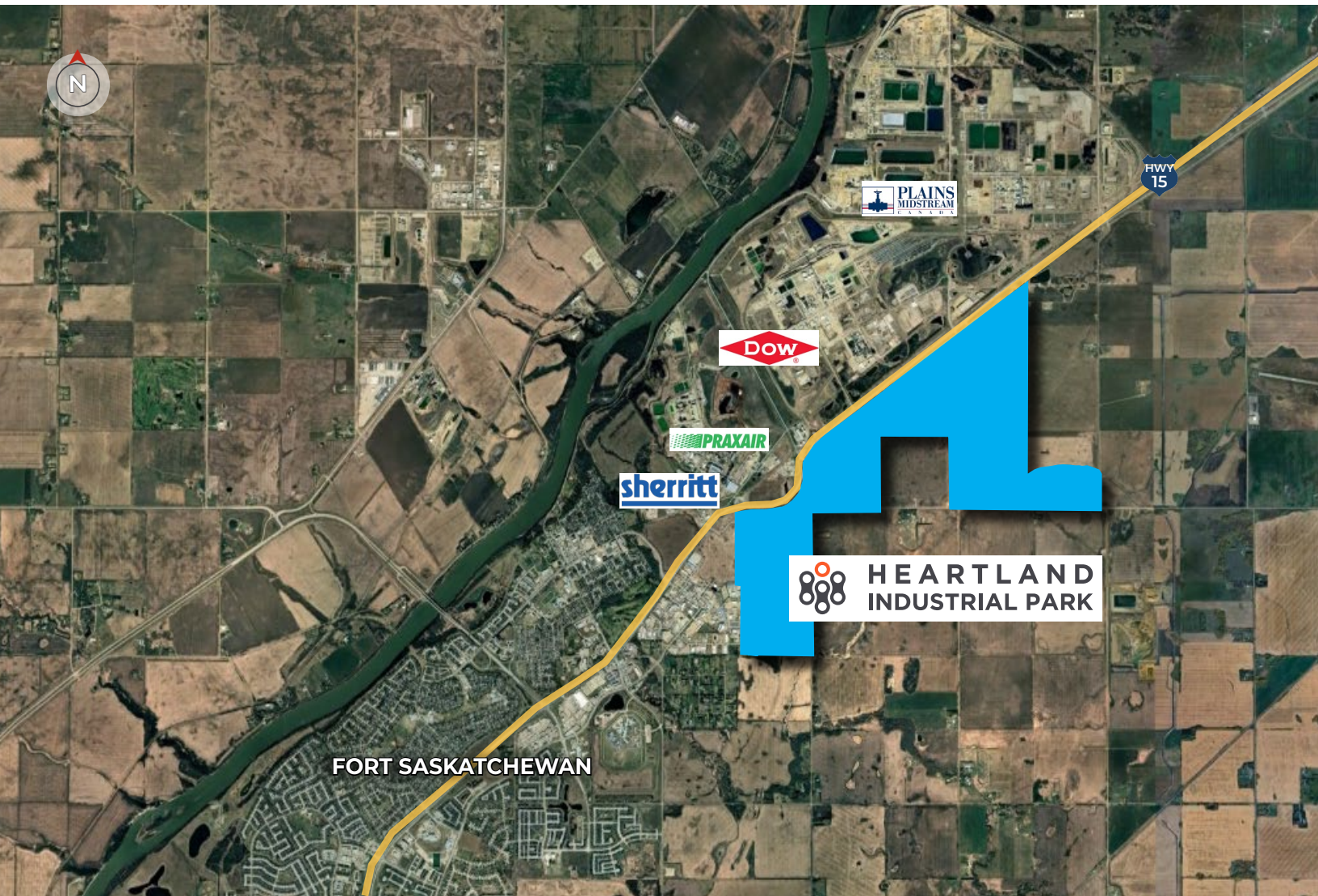


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Property Location | Heartland Industrial Park, Fort Saskatchewan, AB



CONTACT OUR TEAM:



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