

FOR SALE | FOR LEASE BUILD-TO-SUIT OPTIONS

HEARTLAND INDUSTRIAL PARK

Fort Saskatchewan, AB



HIGHLIGHTS

- Industrial lots for sale or lease
- 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

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ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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Lots For Sale, Lease or Build-To-Suit | Heartland Industrial Park



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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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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
LEASE RATES	Contact Agent
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.

Meta Data Centre Project

Meta is investing more than \$13 billion to develop a 1-gigawatt AI data centre in Sturgeon County, marking the company's first Canadian data centre and its largest outside the United States. The project is expected to create approximately 3,000 construction jobs and more than 300 permanent positions, while strengthening the region's position as a leading destination for large-scale technology and AI infrastructure investment.

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.

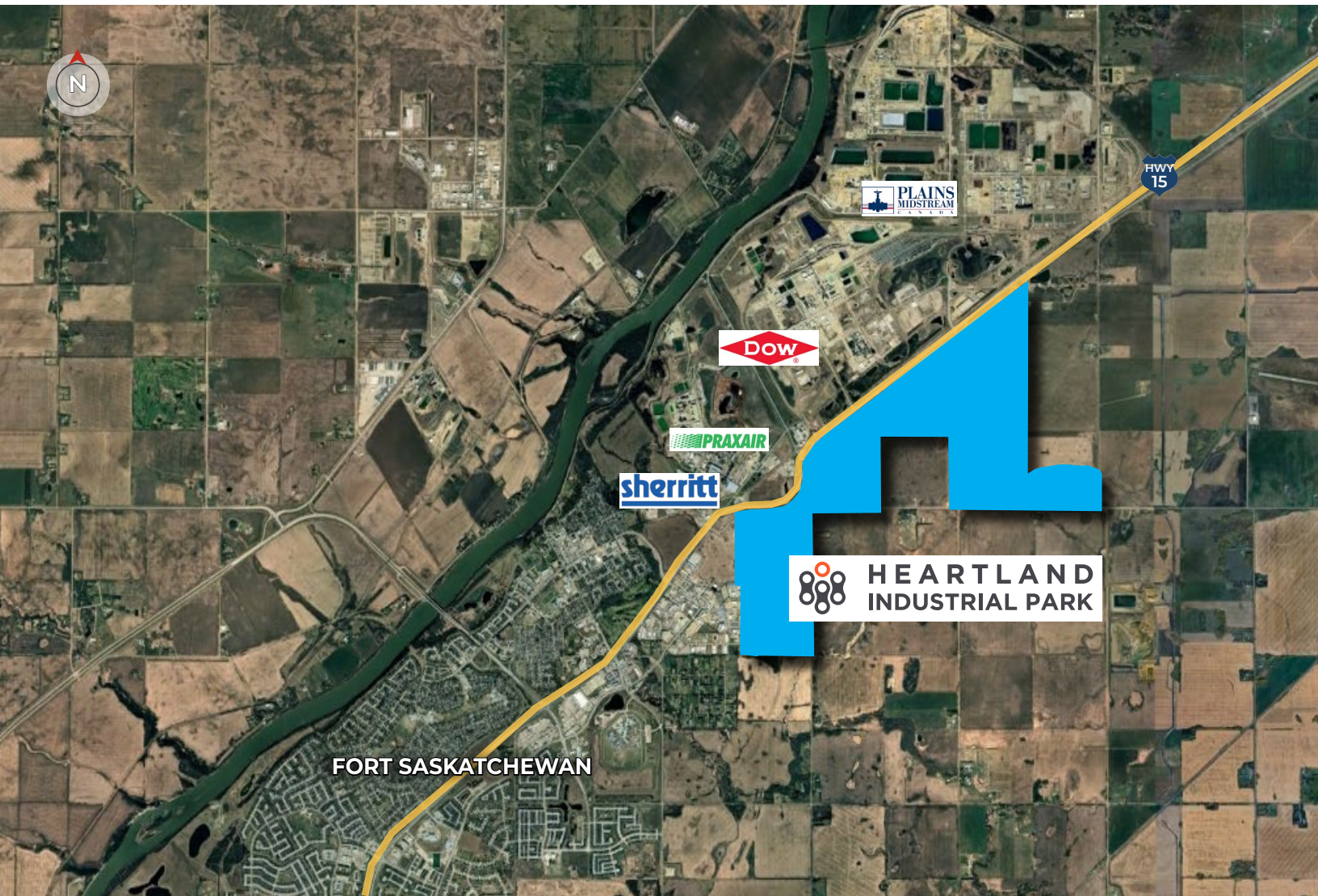


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Property Location | Heartland Industrial Park, Fort Saskatchewan, AB



CONTACT OUR TEAM:



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