

# FOR LEASE

## HEARTLAND CENTRE II

OFFICE & INDUSTRIAL SPACE IN ALBERTA'S INDUSTRIAL HEARTLAND

11602 88 Avenue (Josephburg Road), Fort Saskatchewan, AB



*In partnership with:*  
**TAG DEVELOPMENTS**

### HIGHLIGHTS

- Various spaces/sizes available which are zoned for a wide range of commercial and industrial uses
- Abundant natural light, efficient layouts and customizable interior configurations
- Ample on-site surface parking and loading capabilities
- Access to regional amenities, restaurants and services - perfect for supporting staff and client needs
- Close proximity to world-scale operations (Shell, Dow, Sherritt) ensures strong industrial synergies

#### **JOEL WOLSKI**

Director, Associate

**C** 780.904.5630

joel@royalparkrealty.com

#### **ERIC STANG**

Partner, Associate

**C** 780.667.9605

eric@royalparkrealty.com

#### **TYLER WEIMAN, SIOR**

Partner, Associate

**C** 780.995.0028

tyler@royalparkrealty.com



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## Neighbourhood | Heartland Centre II



### JOIN NEIGHBOURS SUCH AS:

- Canada Custom Autoworks
- Atlas Automation
- Alberta Infrastructure
- Heartland Industrial Services
- Terra Excel Drones
- Cable Rush
- Strike



#### DRIVE TIMES:

- 15 MINS TO SHERWOOD PARK
- 20 MINS TO EDMONTON CITY CENTRE
- 40 MINS TO NISKU/LEDUC
- 40 MINS TO EIA

## INFORMATION & FINANCIALS

MUNICIPAL ADDRESS	11602 88 Avenue, (Josephburg Rd.) Fort Saskatchewan AB
LEGAL DESCRIPTION	Plan: 1025045; Block: 1; Lot: 4
NEIGHBOURHOOD	Alsten Lands
ZONING	IL ( <a href="#">Light Industrial</a> )
PARKING	Ample surface stalls
HEATING	Rooftop units
SPRINKLERED	Yes
CEILING HEIGHT	22' clear
LEASE RATE	Market
OP COSTS	\$3.33/ sq ft
TI ALLOWANCE	Market
POSSESSION	Negotiable



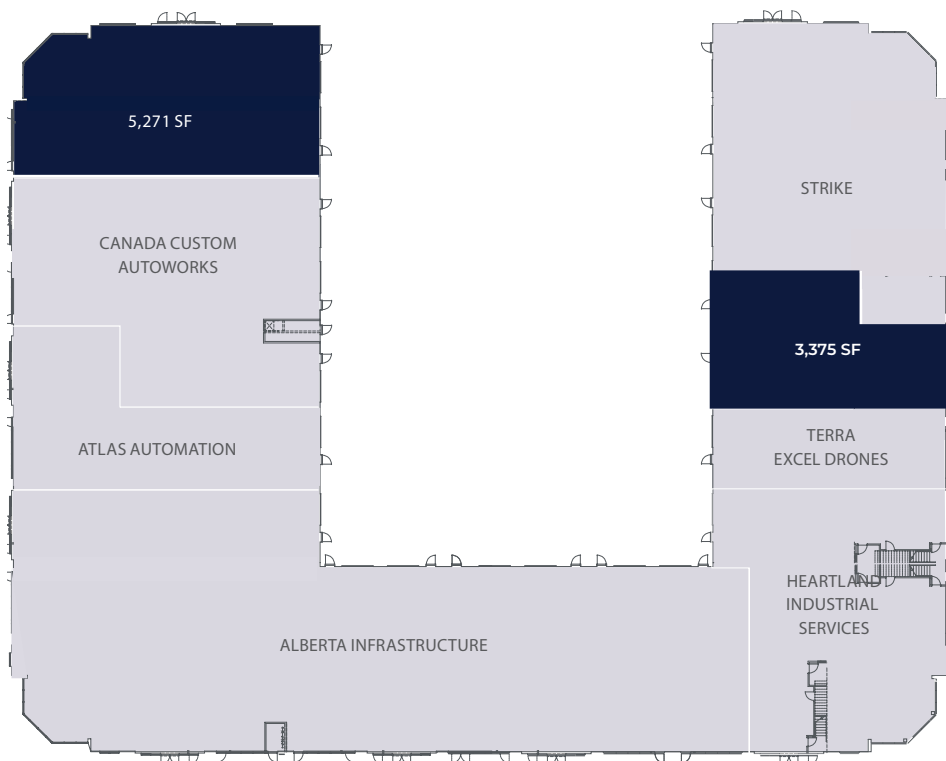
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## Available Units

### MAIN FLOOR - WAREHOUSE



### SECOND FLOOR - OFFICE

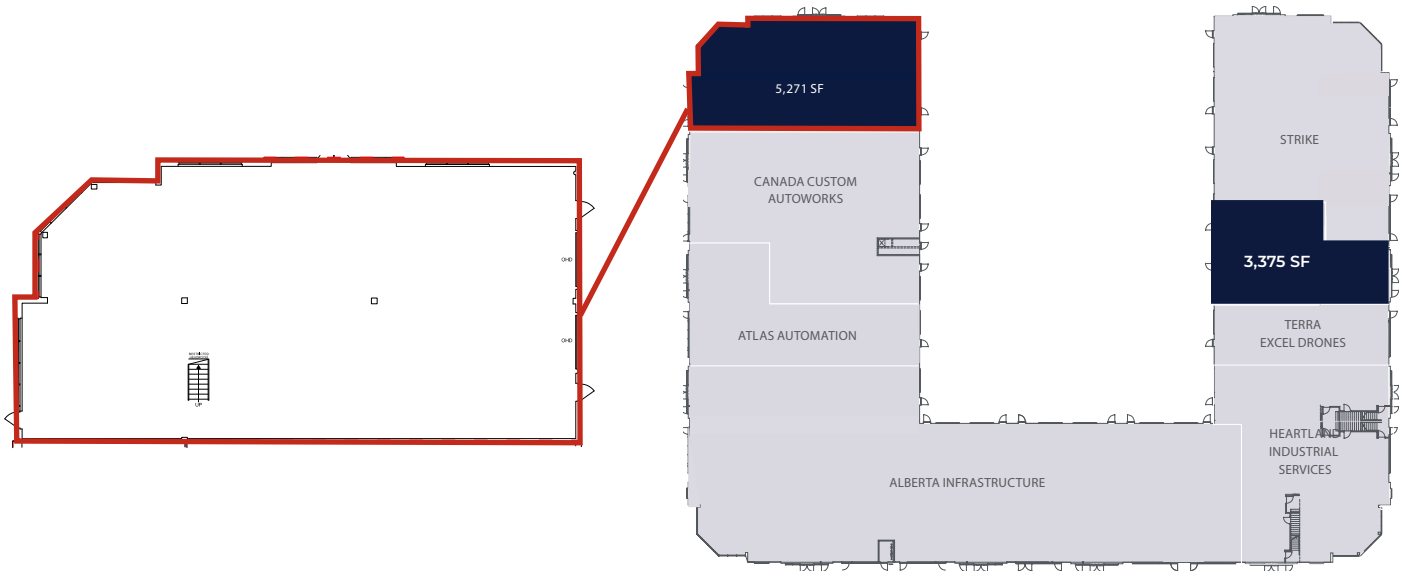


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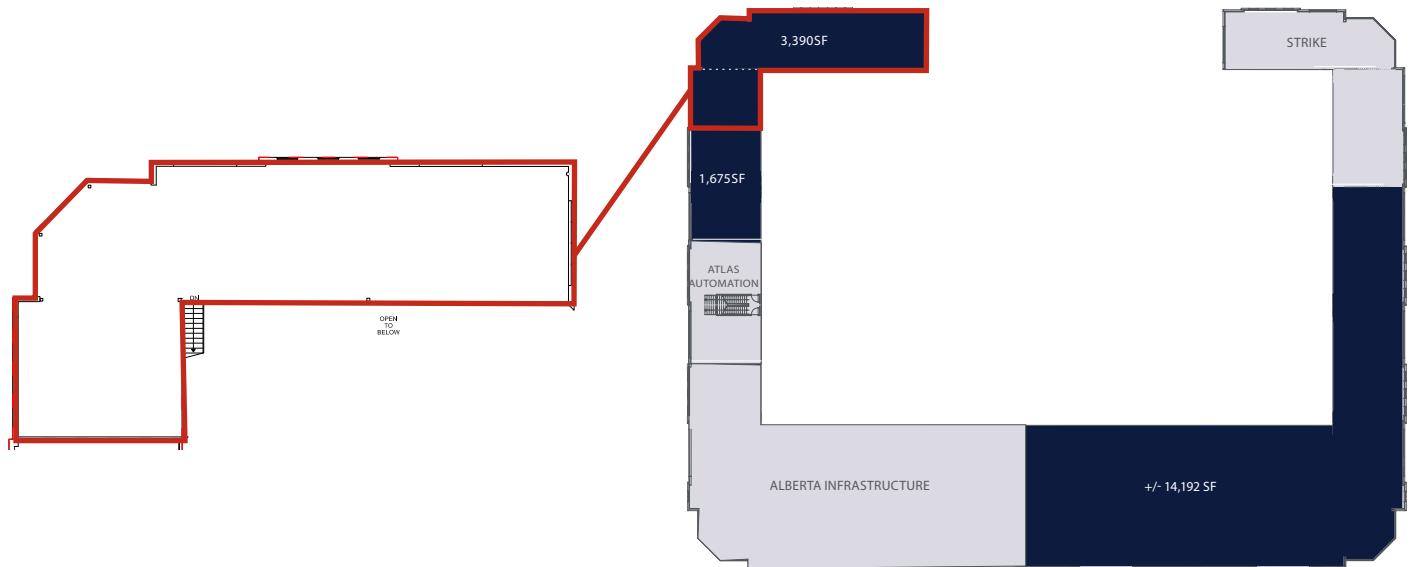
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## MAIN FLOOR - WAREHOUSE



SUITE 100/200 - 8,661 SQ FT ±

## SECOND FLOOR - OFFICE



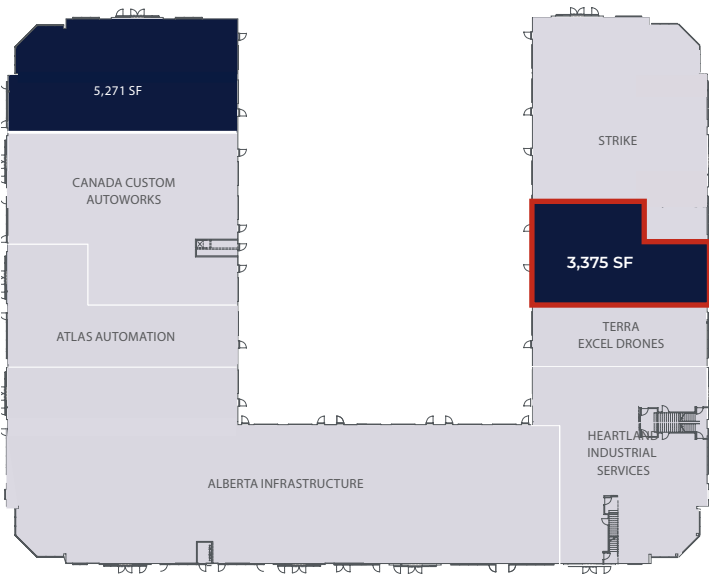
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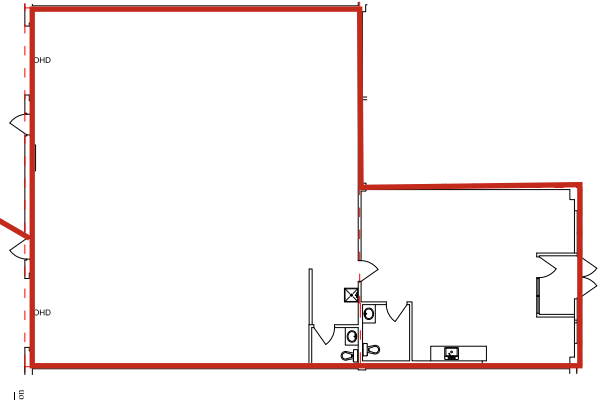
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# Floor Plans

## MAIN FLOOR - WAREHOUSE

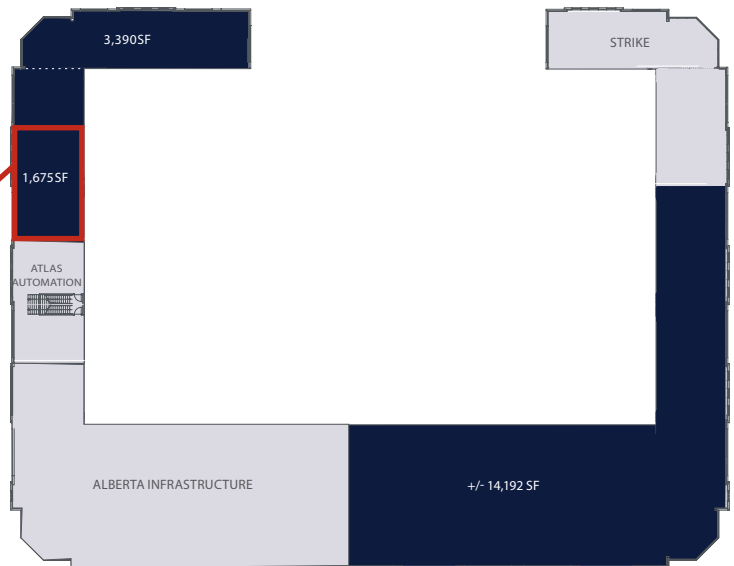
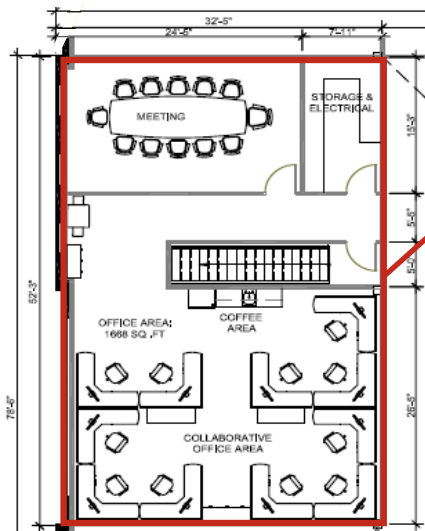


SUITE 180 - 3,375 SQ FT ±  
Available Immediately



## SECOND FLOOR - OFFICE

SUITE 208 - 1,675 SQ FT ±



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## Photos | Heartland Centre II



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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.





### IDEAL FOR:

- Construction, trade businesses
- Logistics, distribution and storage
- E-Commerce fulfillment
- Light manufacturing
- Tech firms and professional offices
- Hybrid office and industrial showrooms



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This District is intended to provide for light industrial uses that do not adversely affect adjacent land uses or cause any external, objectionable or dangerous conditions outside of any building on the light industrial site. This district is also intended to provide for offices, research and development activities, and specialized light industrial and manufacturing establishments. This District is normally applied to sites adjacent to major roadways on the periphery of industrial areas and may serve as a buffer between heavier industrial and other land uses.

### (b) IL Permitted

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>- Breweries, Wineries, and Distilleries</li><li>- Bulk Fuel Depot</li><li>- Business Support Service</li><li>- Cannabis Production and Distribution Facility</li><li>- Contractor Service</li><li>- Custom Manufacturing Establishment</li><li>- Emergency Response Service</li><li>- General Industrial Use</li><li>- Greenhouse</li><li>- Kennel</li><li>- Pet Care Service</li><li>- Professional, Financial and Office Service</li><li>- Recycling Depot</li><li>- Recycling Drop-off</li><li>- Research and Development Facility</li><li>- Service Station</li><li>- Service Station (Limited)</li><li>- Sign, Billboard</li><li>- Sign, Billboard (Limited)</li><li>- Sign, Electronic Message</li><li>- Sign, Fascia</li><li>- Sign, Fascia (Limited)</li><li>- Sign, Freestanding</li></ul> | <ul style="list-style-type: none"><li>- Sign, Freestanding (Limited)</li><li>- Sign, Portable</li><li>- Sign, Portable (Limited)</li><li>- Sign, Projecting</li><li>- Sign, Roof</li><li>- Storage Facility</li><li>- Surveillance Suite</li><li>- Vehicle and equipment storage</li><li>- Vehicle Repair Facility</li><li>- Vehicle Repair Facility (Limited)</li><li>- Vehicle sales, leasing and rental facility</li><li>- Vehicle sales, leasing and rental facility (Limited)</li><li>- Vehicle Wash</li><li>- Veterinary Clinic</li><li>- Warehouse Distribution and Storage</li><li>- Warehouse Sales</li></ul> <p>Accessory development to any use listed in subsection 8.9.2(b)</p> |
|---|--|

### (c) IL Discretionary

- |  |   |
|--|---|
| <ul style="list-style-type: none"><li>- Commercial School</li><li>- Community Service Facility</li><li>- Eating and Drinking Establishment</li><li>- Entertainment Facility, Indoor</li><li>- Entertainment Facility, Outdoor</li><li>- Health Service</li><li>- Outdoor Storage</li></ul> | <ul style="list-style-type: none"><li>- Outdoor Storage Facility</li><li>- Recreation Facility, Indoor</li><li>- Recreation Facility, Indoor (Restricted)</li><li>- Recreation Facility, Outdoor</li><li>- Retail Store (General)</li><li>- Renewable Energy Device</li><li>- Renewable Energy Device (Limited)</li></ul> <p>Accessory development to any use listed in subsection 8.9.2(c)</p> |
|--|---|



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# City of Fort Saskatchewan Demographics

## POPULATION & INCOME



**28,000**

City of Fort Saskatchewan



**\$500,000,000**

Trade Area Spending



**36**

Median Age



**\$134,000**

Average Household Income

## HOUSING



Average Price Of A Single Family Dwelling

**\$360,746**

Average Price Of A Condominium Unit

**\$244,540**

## POPULATION GROWTH



- 9.1% projected growth (2022 - 2027)
- Growing young, affluent family population

## WHAT'S IN FORT SASKATCHEWAN?



### EDUCATION

#### K-12 Schools

- 6 Elementary Schools
- 3 Junior High Schools
- 3 High Schools

#### Post-Secondary Schools

- University of Alberta (36 km)
- Northern Alberta Institute of Technology (30 km)
- Macewan University (33 km)



### HEALTH SERVICES

#### Fort Saskatchewan Community Hospital

Acute care facility, providing 24 hour emergency services as well as a wide range of inpatient and outpatient surgical services, including cataract and general surgery.

#### Other Health Services

- |                         |                          |
|-------------------------|--------------------------|
| • 8 medical clinics     | • 4 Chiropractor Clinics |
| • 2 Walk in Clinics     | • 1 Nursing Home         |
| • 13 Dentist Offices    | • 1 Seniors Lodge        |
| • 4 Optometrist Centres | • 2 Seniors Apartments   |



### COMMUNITY

#### Outdoor Recreation Facilities

- Boat Launch
- Campground
- Ball Parks
- Dog Park

#### Places To Visit

- Indoor Recreation Complex
- Theatre
- Library
- Bowling Alley
- Pool



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## Why Invest in Fort Saskatchewan

Investing in Fort Saskatchewan offers a compelling opportunity due to its strategic location, robust industrial base, and supportive economic environment.

### Strategic Industrial Hub

Fort Saskatchewan is a key player in Alberta's Industrial Heartland, Canada's largest hydrocarbon processing region. This area hosts major industrial projects, including Dow's Path2Zero initiative – a proposed \$11.6 billion net-zero emissions facility near Edmonton, aiming to produce 3.2 million metric tons of polyethylene and ethylene derivatives. Although construction has been delayed to align with current market conditions, the project underscores the region's industrial significance.

The city is also home to the Heartland Petrochemical Complex, a \$3.5 billion project by Inter Pipeline that produces recyclable plastics from propane, marking Canada's first integrated propane dehydrogenation and polypropylene facility.

### Economic Growth and Investment

Fort Saskatchewan has experienced significant economic growth, with the value of major projects reaching \$13.9 billion in 2024 - a 17.3% increase year-over-year and a staggering 3,359% rise over the past five years. This growth reflects the city's dynamic investment climate and its appeal to large-scale industrial projects.

### Skilled Workforce and Demographics

The city boasts a highly trained workforce, supported by local access to world-class educational institutions. Between 2016 and 2021, Fort Saskatchewan's population grew by 12.1%, indicating a vibrant and expanding community. This growth ensures a steady supply of skilled labor to meet the demands of industrial and commercial enterprises.

### Target Sectors and Incentives

Fort Saskatchewan actively promotes investment in key sectors such as petrochemical production, advanced manufacturing, hydrogen, carbon capture and storage, and value-added agriculture. To support these industries, the city offers various incentives, including a Brownfield Tax Exemption and a Downtown Development Grant, aimed at encouraging multi-unit and mixed-use residential development in the downtown core.

### Quality of Life and Community Support

Beyond its industrial prowess, Fort Saskatchewan offers a high quality of life with a small-town feel. The city is committed to sustainable eco-industrial development and supports a flourishing local economy. Community investments, such as Dow's \$9 million contribution to local initiatives, further enhance the city's appeal to both residents and investors.

## DOW CANADA | FORT SASKATCHEWAN PATH<sub>2</sub>ZERO PROJECT

Dow Canada has begun work on an \$11Billion Path<sub>2</sub>Zero project in Fort Saskatchewan. This will bring 6,000 - 7,000 jobs at the peak of construction in 2025/2026, with approximately 400 - 500 full-time jobs once operational.



<https://ca.dow.com/en-ca/about/fort-saskatchewan-path2zero.html>



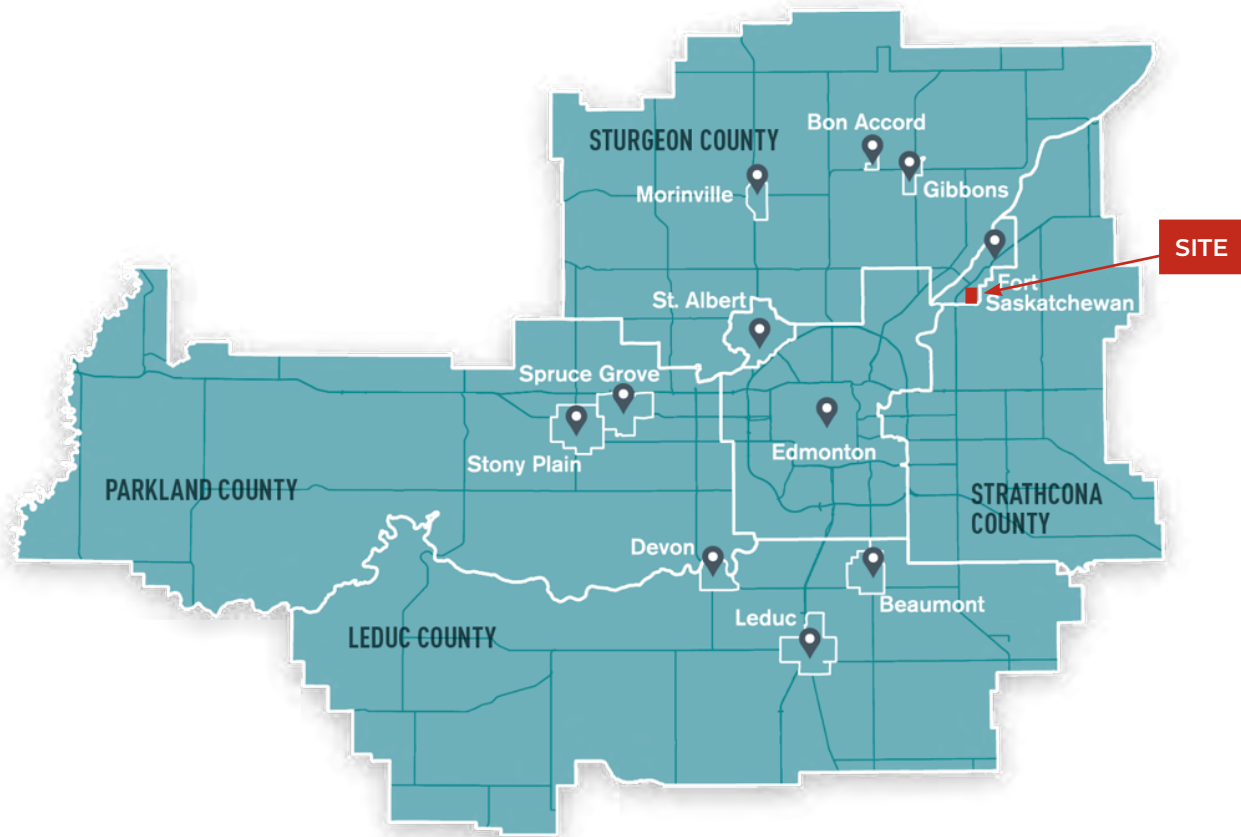
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## Regional Map



### ADDITIONAL INFORMATION:

- Located in Fort Saskatchewan within Alberta's Industrial Heartland, home of Canada's most vital petrochemical and energy hubs
- Direct access to Highway 15 and major transportation routes via the High Load Corridor



- *4th fastest growing municipality in Alberta*
- *1.5 million sq ft of retail space*
- *Closest municipality to the major employment area of **Alberta's Industrial Heartland***
- *Many real estate options*
- *Underserved in full-service restaurants, clothing and footwear categories*



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## Property Location



Quality Based on **Results**, Not **Promises**.



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