

FOR SALE OR LEASE

7 ACRE BUILD-TO-SUIT OPPORTUNITY

HIGHWAY 15 & 125 STREET | FORT SASKATCHEWAN, ALBERTA



30,000 - 75,000 SF
BUILD-TO-SUIT ON 7 ACRES



CUSTOMIZABLE YARD
COMPACTION

DOW

ALBERTA
OPERATIONS

HWY
15



PRIME LOCATION
NEAR MAJOR
INDUSTRIAL PLAYERS



4-WAY
LIGHTS

CN RAIL

125 STREET



General, Mechanical & Civil
Contractors Ltd.

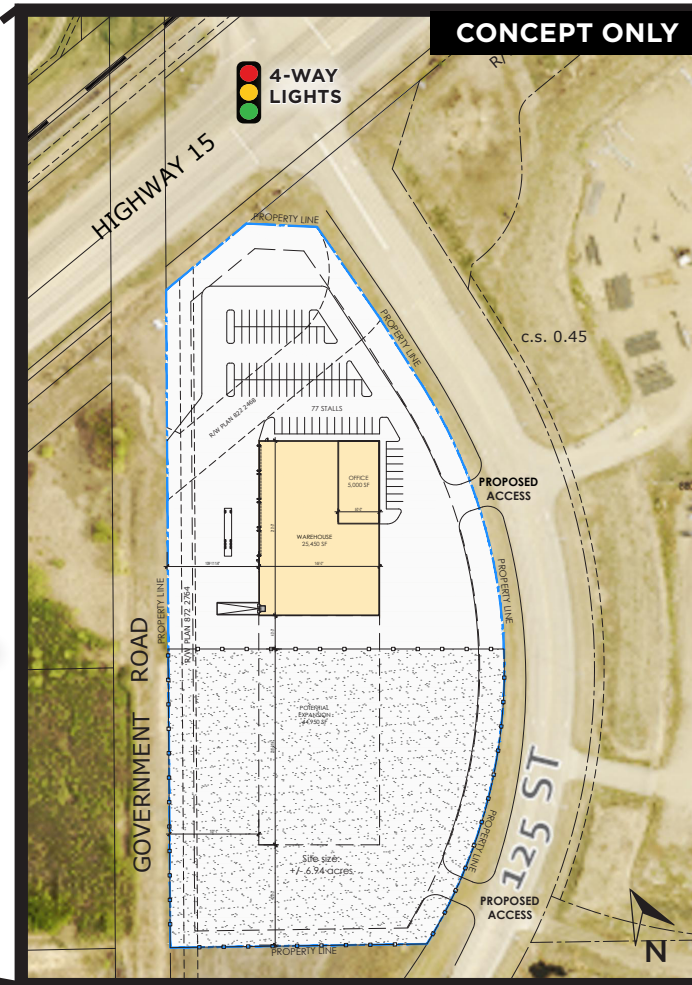


- Custom-built industrial, office, and yard solutions—turnkey and tailored to your needs.
- Located adjacent to Dow's Alberta Operations, in the heart of Alberta's Industrial Heartland
- High-visibility industrial lot with seamless access to Highway 15 and Alberta's High Load Corridor
- Supportive vendor financing options available with flexible terms



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REALTY GROUP

THE DETAILS | 7 ACRE BUILD-TO-SUIT OPPORTUNITY



LEGAL DESCRIPTION

Portion of Plan 1423167 Block 2 Lot 3
(sub-division in process)

SITE SIZE

± 6.94 Acres

PROPOSED BUILDING AREA

30,000 SF up to 75,000 SF

YARD

Various land compaction options
available to suit operational needs

ZONING

IM - Medium Industrial District ⓘ

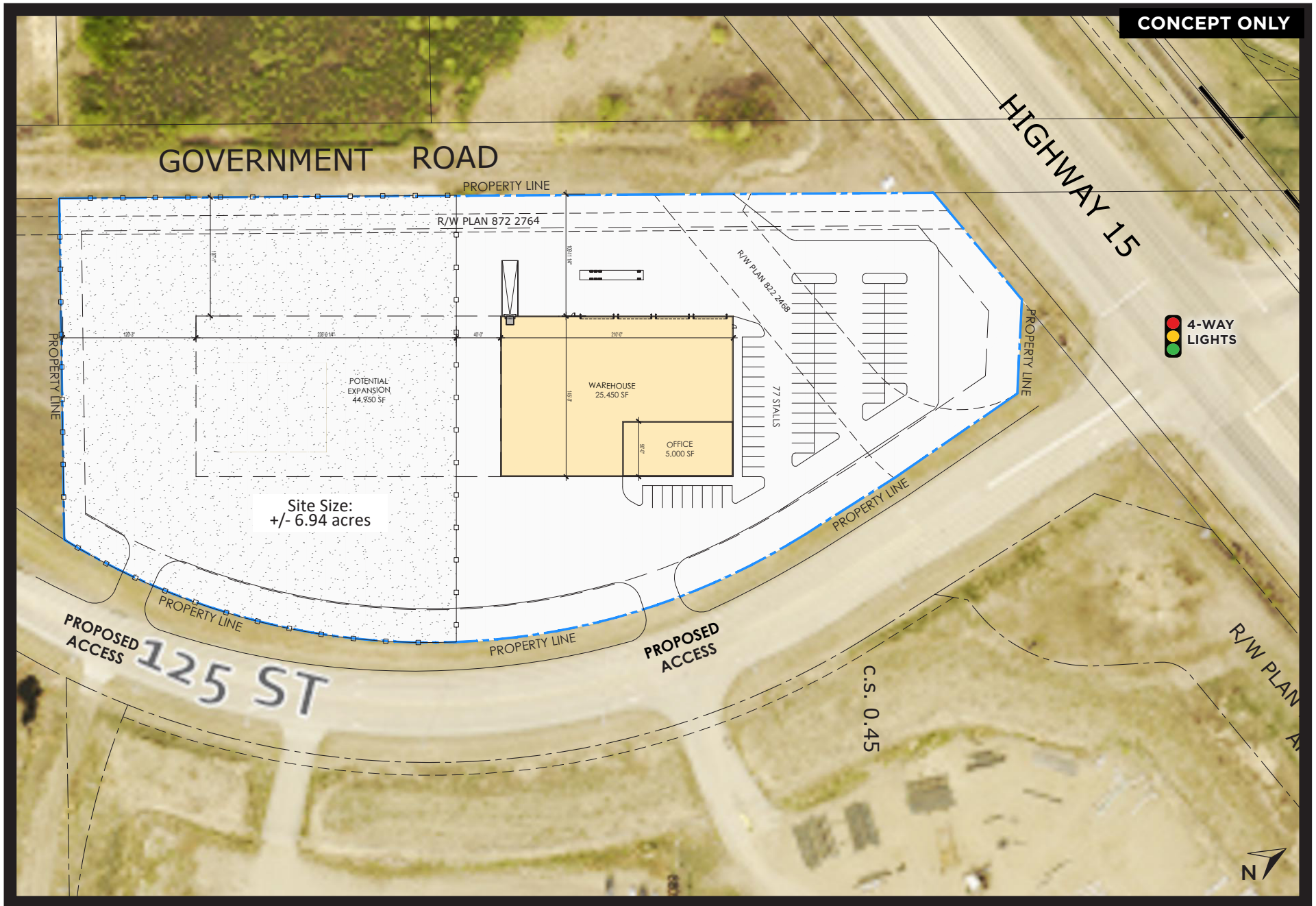


[Click to View
IM Zoning Uses](#)

- || LEASE RATE: **MARKET***
- || SALE PRICE: **MARKET***

**Pricing based on client requirements - contact agent for details*

THE CONCEPT | 7 ACRE BUILD-TO-SUIT OPPORTUNITY

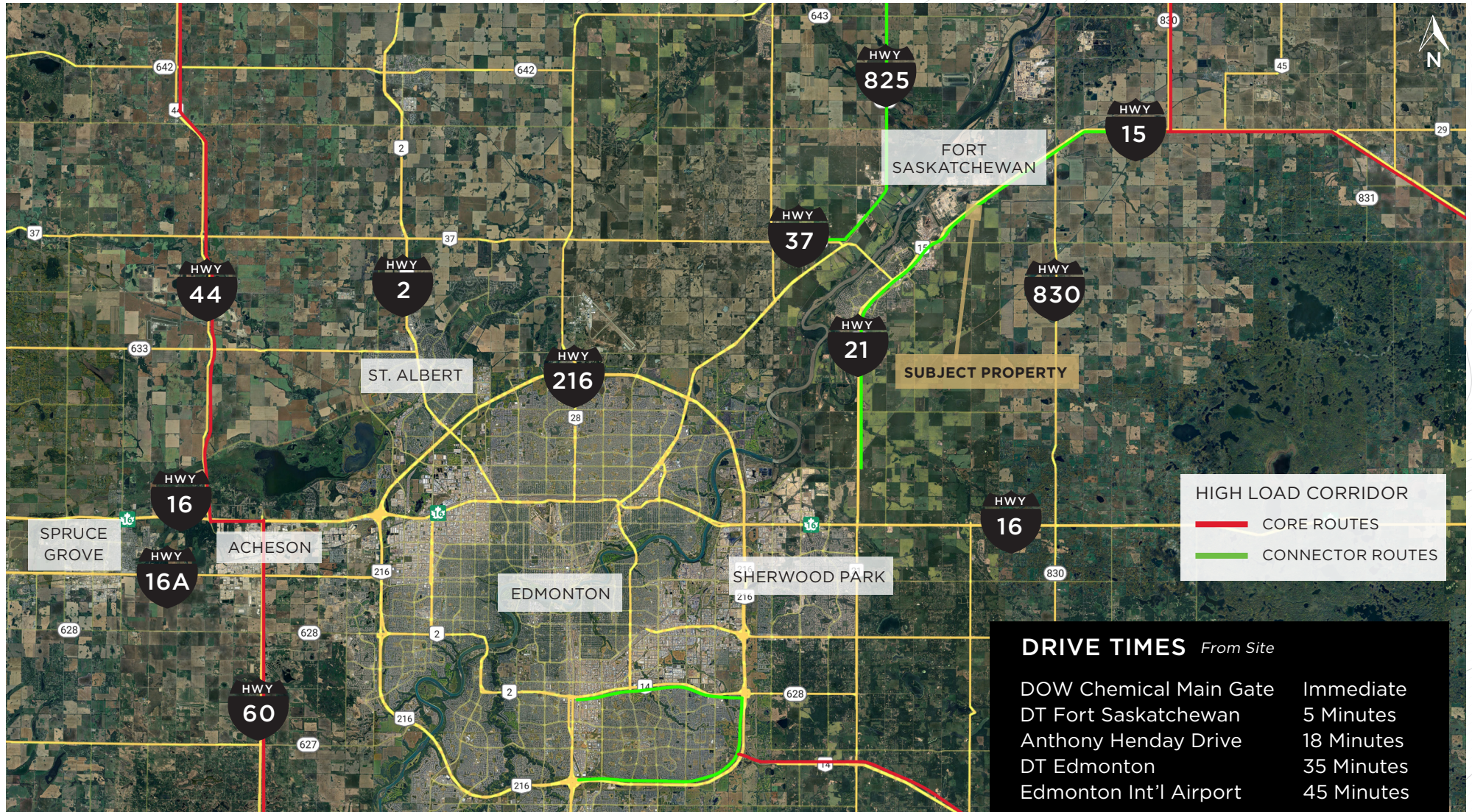


THE BUSINESSES

Companies Who Chose to do Business in Alberta's Industrial Heartland



THE LOCATION



- The property is located in Canada's largest hydrocarbon processing region, Alberta's Industrial Heartland, which lies within the Capital Region, Canada's northernmost metropolitan area, home to over 1.5 million people. Investment in Alberta's Industrial Heartland currently exceeds \$50 billion.
- Fort Saskatchewan is approximately 25 kilometers northeast of Edmonton proper. The property benefits from its prime location on one of Alberta's High Load corridors, serving key industrial sectors in Northern Alberta and Fort McMurray.

HUGHES COMMERCIAL REALTY GROUP

Alberta's Premiere Award-Winning Brokerage - Built on Trust, Driven by Results



30,000 - 75,000 SF
BUILD-TO-SUIT ON 7 ACRES

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