

FOR SALE

CAMROSE INDUSTRIAL FACILITY

46402 Range Road 200, Camrose County, AB



HIGHLIGHTS

- 66,920 sq ft $\pm$ industrial building on 23.36 acres $\pm$
- Ideal for industrial users
- Partially constructed, offering the ability to customize the facility to meet specific operations
- 24' ceiling height with pre-engineered metal frame construction
- Low site coverage providing significant room for future expansion
- Zoning allowing a variety of IT, agricultural, industrial, and commercial uses

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PROPERTY OVERVIEW | Camrose Industrial Facility, Camrose, AB



IDEAL USES

The combination of large land area, flexible zoning, and significant potential power capacity creates a unique development opportunity in Central Alberta.

Originally planned in 2019 for 10 MW power, 3,000 m³/hr gas and 7 m³/hr (168m³/day) water, this property is particularly well suited for:

- Data centres or high-power computing operations
- Agri-processing facilities
- Industrial manufacturing
- Warehousing and logistics
- Equipment storage or distribution
- Renewable energy or processing operations

Property Details & Financials

MUNICIPAL ADDRESS	46402 Range Road 200, Camrose County, AB
LEGAL DESCRIPTION	Plan: 1424213; Block: 1; Lot: 4
ZONING	A (General Agricultural District)
YEAR BUILT	2019
BUILDING SIZE	66,920 sq ft ±
SITE SIZE	23.36 acres ±
SITE COVERAGE	6.6%
CONSTRUCTION STATUS	Pre-engineered steel structure complete with walls and roof; no floor, mechanical, or electrical
CEILING HEIGHT	24' clear
SERVICES	Rural standard with partial utility completion, Water flow rate: 7 m ³ /hour (168 m ³ /day) Natural gas: 3,000 m ³ /hr
SALE PRICE	Market
PROPERTY TAXES	\$25,963.39/annum (2026)



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Location Overview | Camrose Industrial Facility, Camrose County, AB



- 1 Camrose Exhibition Grounds
- 2 Camrose Resort Casino Hotel
- 3 Kubota
- 4 UFA Cardlock
- 5 Tim Horton's
- 6 McDonald's
- 7 Days Inn
- 8 Camrose Crossing
- 9 Cornerstone Camrose
- 10 Camrose Golf Course

Strategic Location

The property benefits from strong regional connectivity and proximity to key infrastructure.

- Immediate access to Range Road 200
- Minutes to Highway 13
- Access to Highway 26 and regional transportation corridors
- Located near major agri-processing facilities and industrial employers
- Close to regional rail infrastructure

The surrounding region is known for agriculture, manufacturing, logistics and energy related industries, providing a strong economic base for future development.



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For Sale | Camrose Industrial Facility, Camrose, AB



Camrose Demographics (within 10 km)



Population
20,356



of Households
8732



Median Age
43



5 Year Growth
Forecast
1.3%



Average House-
hold Income
\$115,158

CONTACT OUR TEAM:



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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.