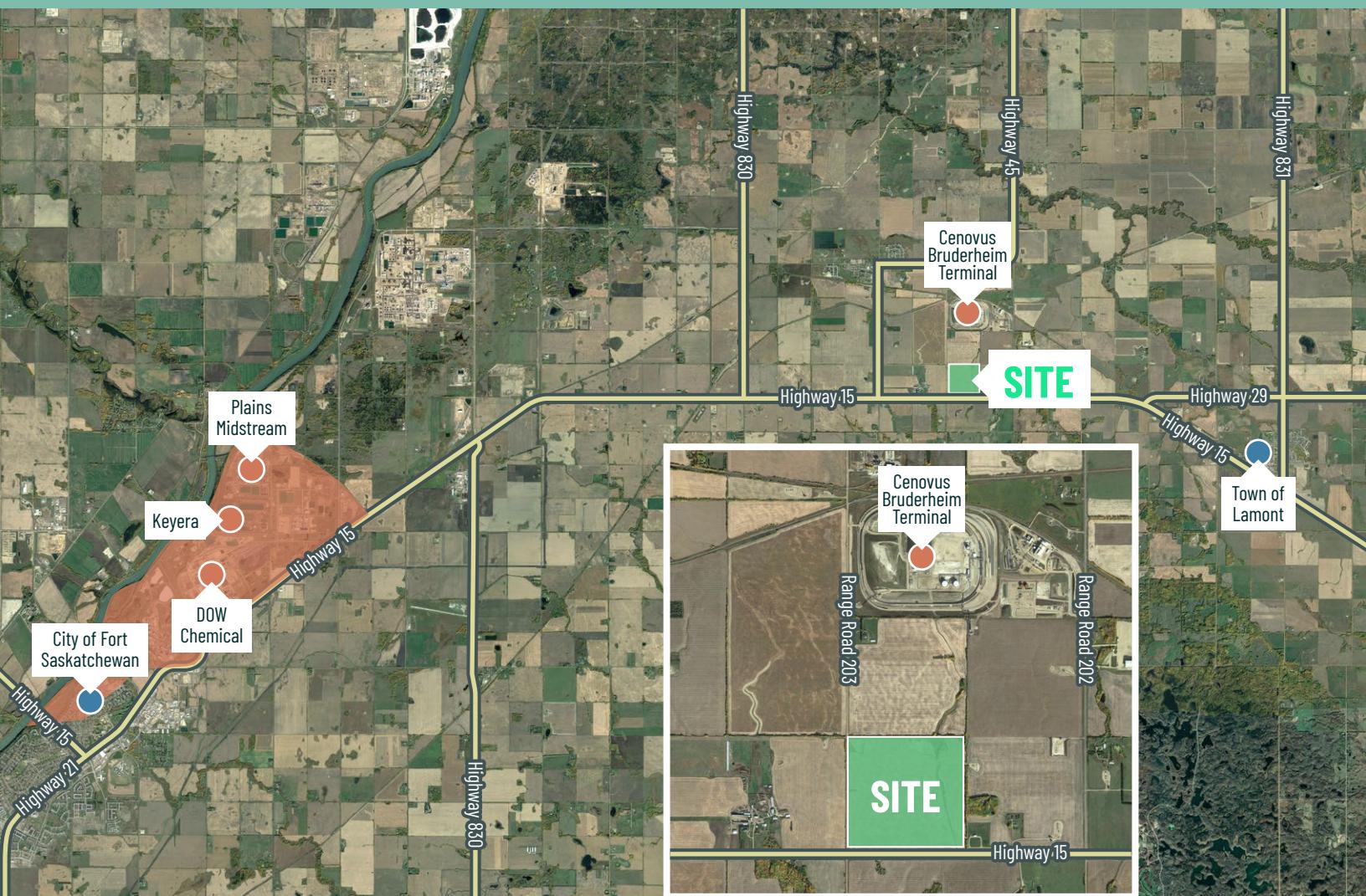


157.13 Acres Heavy Industrial Land

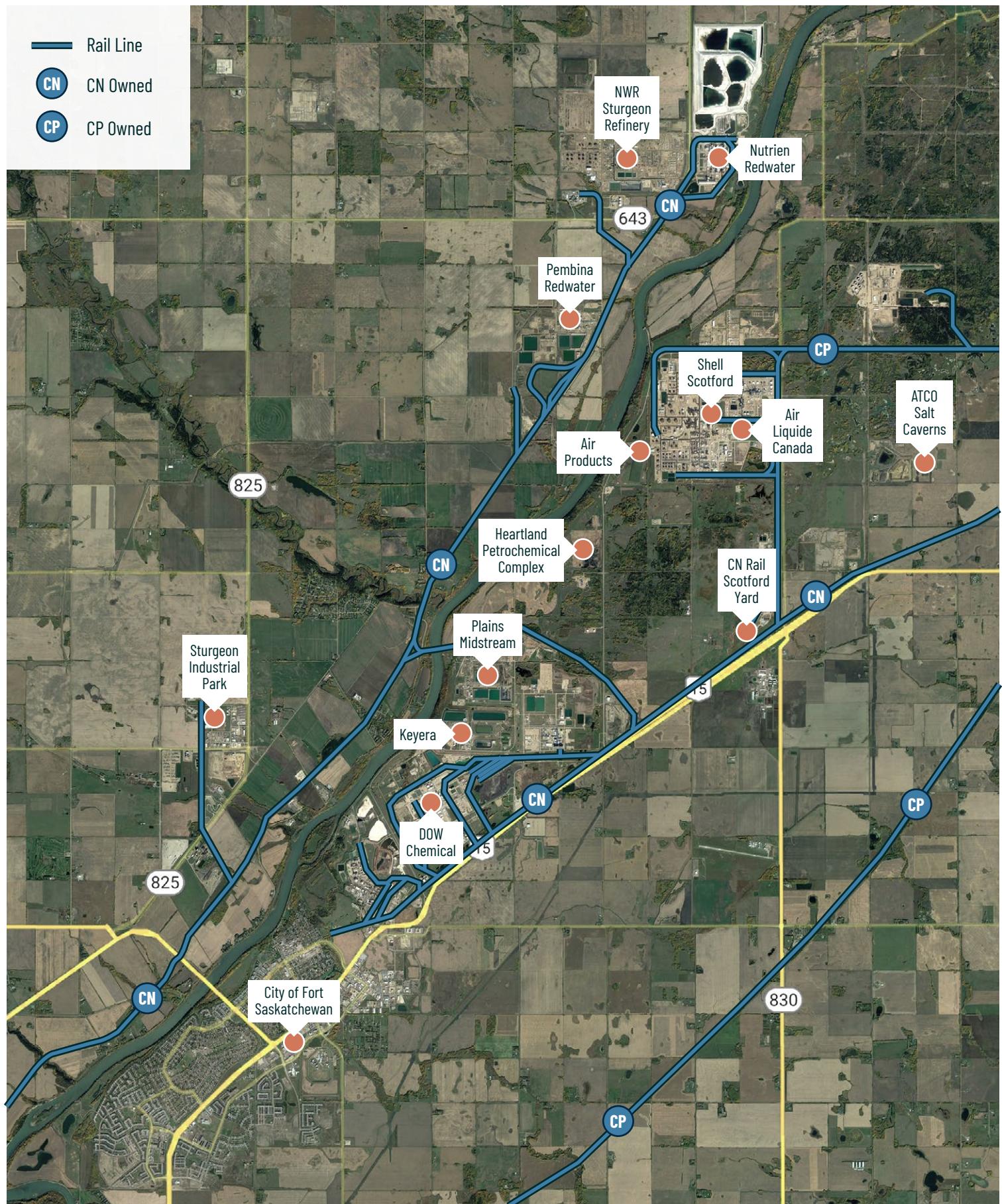
4;20;55;27;SW
Lamont County, Alberta

Located in Lamont County | Alberta's Industrial Heartland



Industrial Land

4;20;55;27;SW | Lamont County, Alberta

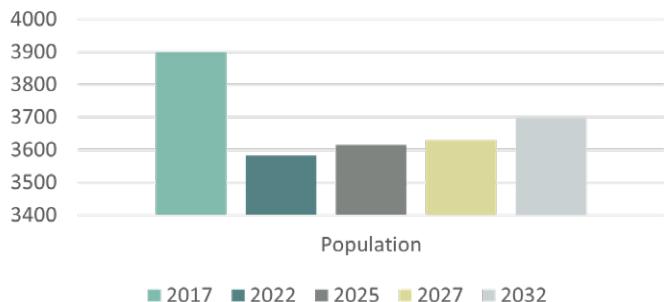


Location Details

Located Within Alberta's Industrial Heartland

- + Capital investment has surpassed \$50 billion
- + Seven CN stations, Four CP stations, one CN distribution center, one CP transload facility
- + Located along Alberta's Carbon Truck Line (ACTL)

Population



Heartland Statistics

582 Sq Km
Geographic Footprint

Source: Alberta's Industrial Heartland Association

5 Municipalities
Within the Heartland

Source: Alberta's Industrial Heartland Association

6,000
Employees
In the Labour Force

Source: Alberta's Industrial Heartland Association

\$141.5 Billion
Projects Planned
or Completed

Source: Alberta's Industrial Heartland Association

Drive Times

5 Minutes
to Bruderheim

8 Minutes
to Lamont

18 Minutes
to Fort Saskatchewan

23 Minutes
to Redwater

25 Minutes
to NWR Sturgeon Refinery

50 Minutes
to Edmonton City Centre

Target Users

-  Distribution / Warehousing
-  Fleet Services
-  Developers
-  Batch Concrete / Asphalt Plants
-  Hydrogen Industry
-  Plastic Manufacturing
-  Bulk Fuel Processing Plants
-  Agriculture

Industrial Land

4;20;55;27;SW | Lamont County, Alberta

For Sale

Legal Address	4;20;55;27;SW
Zoning	IH - Heavy Industrial Zoning
Site Size	157.13 Acres
Taxes (2022)	\$749.26
List Price	\$6,400,000 (\$40,730 / Acre)

Property Highlights

- + Excellent frontage along Highway 15
- + Located just south of the Cenovus Bruderheim Terminal
- + Heavy Industrial Zoning
- + 200 & 300 millimeter potable water servicing along the property line
- + Tributary runs along the south border of the parcel
- + 3.5 km away from full service rail yard with CP and CN



Contact Us

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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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