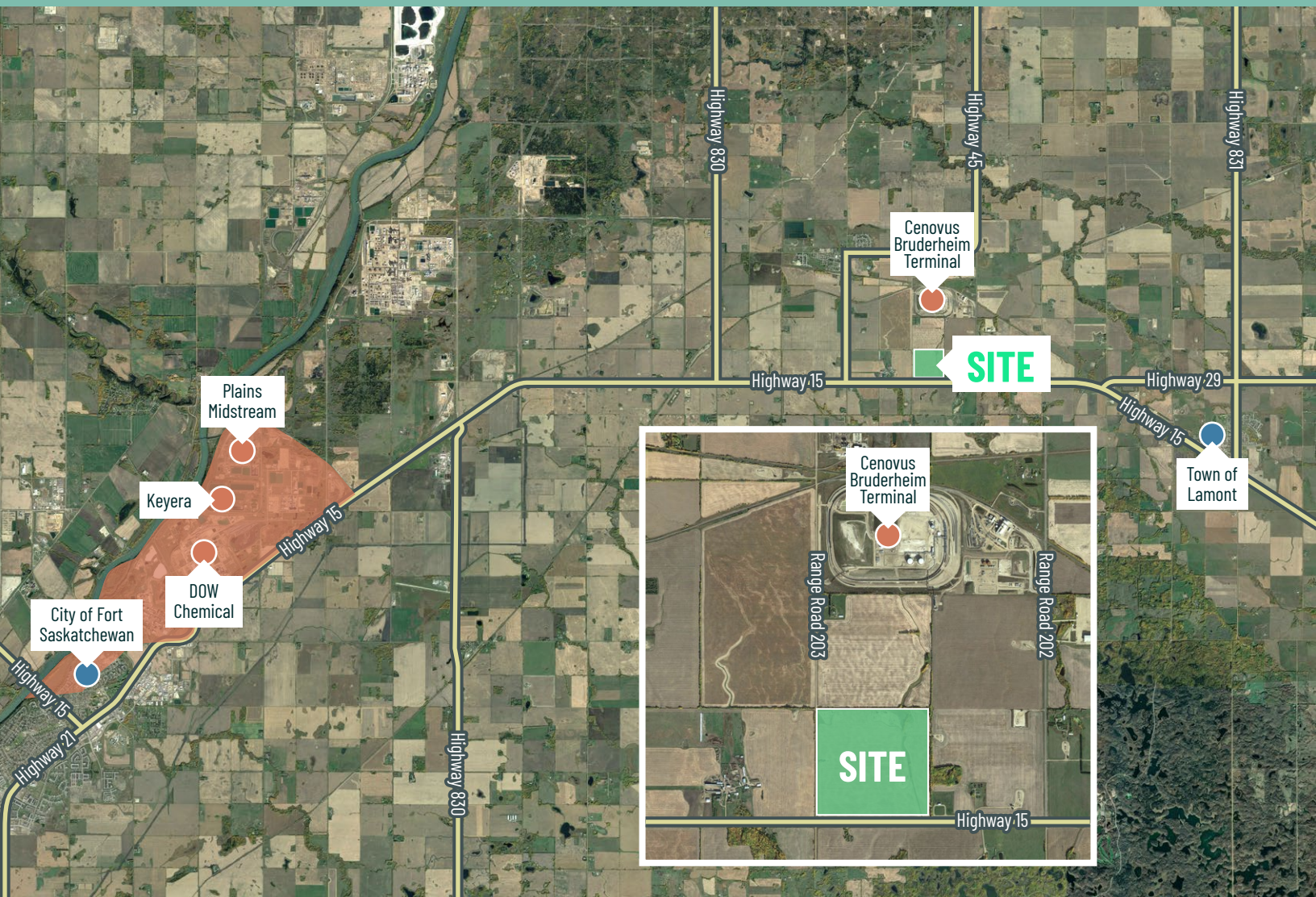


# 157.13 Acres Heavy Industrial Land

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

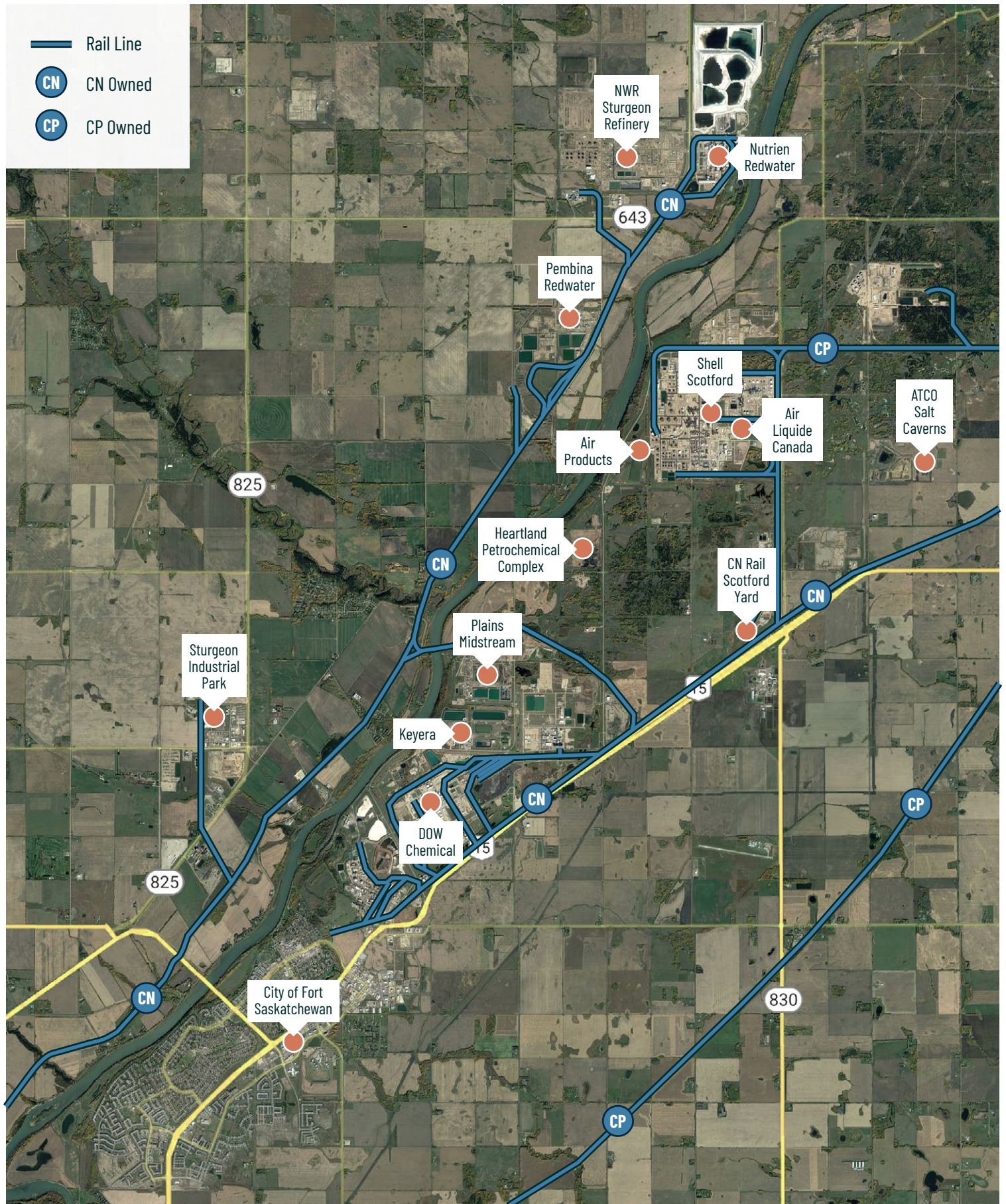
Located in Lamont County | Alberta's Industrial Heartland





# Industrial Land

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



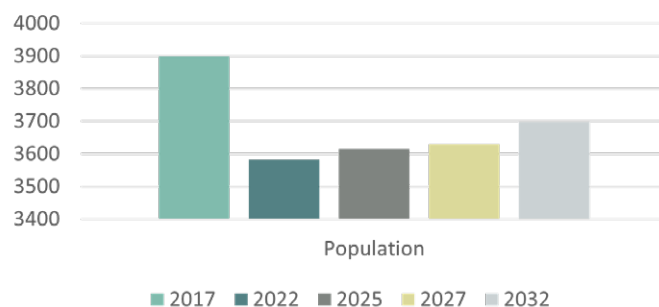


# Location Details

## 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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