

FOR SALE/LEASE

STRATEGIC INDUSTRIAL RAIL DEVELOPMENT OPPORTUNITIES

Lamont County, AB



Strategic Industrial Rail Development

VIP Rail Alberta Midland offers flexible industrial land opportunities ranging from 20 to 200 acres for sale or lease, with parcel configurations tailored to operational needs. Located in Alberta's Industrial Heartland, the sites support manufacturing, distribution, transloading, and other industrial operations while providing solutions for efficient logistics and future growth.

ERIC STANG

Partner
780.667.9605
eric@royalparkrealty.com

JOANNA LEWIS

Senior Transaction Manager
780.423.7580
joanna@royalparkrealty.com



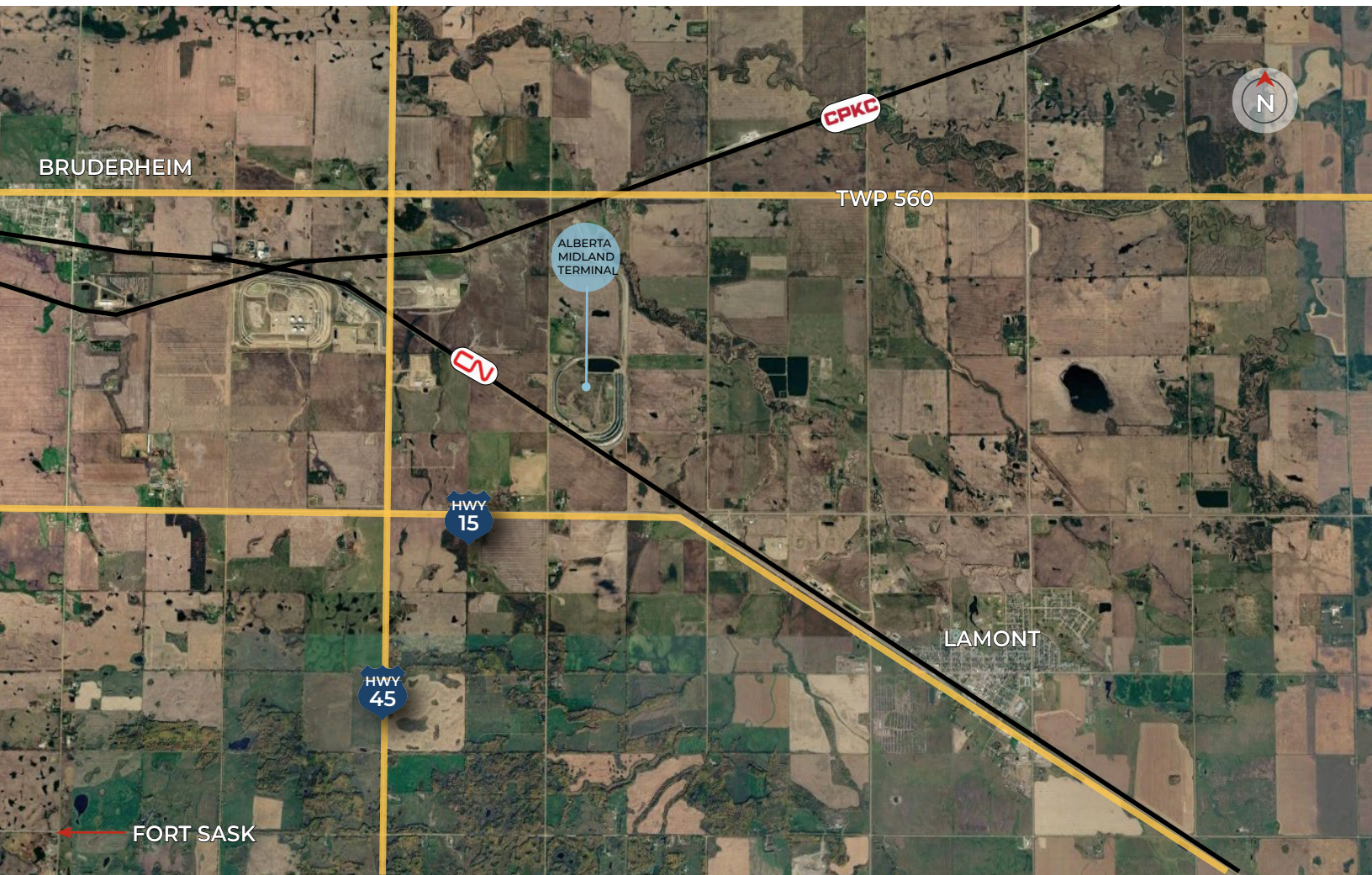
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REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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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 The offering may be withdrawn at any time without notice or cause.

PROPERTY HIGHLIGHTS | Strategic Industrial Rail Development



Custom Rail Development Opportunities:

- Dual rail access configurations
- CN and CPKC connectivity
- Unit train capable loop track
- Various transportation service solutions
- Flexible solutions tailored to operational requirements
- Various parcel sizes and configurations available

Strategic Location:

Strategically located in Alberta's Industrial Heartland, VIP Rail Alberta Midland is a dual served rail terminal with direct access to both CN and CPKC networks, providing efficient rail connectivity to one of Canada's leading industrial and manufacturing hubs.

Property Details & Financials

MUNICIPAL ADDRESS	Lamont County, AB
LEGAL DESCRIPTION	4; 20; 55; 25; SE
ZONING	HHI (Heartland Heavy Industrial)
SITE AREA	20 - 200 Acres
POSSESSION	Negotiable
SALE PRICE	Market
LEASE RATE	Market



***Click here for more information
on Tax Exemptions and Incentives
for Lamont County***



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Canada's Premier Petrochemical Hub



Major Projects in Alberta's Industrial Heartland

DOW'S Path2Zero Expansion

Dow is building the world's first net-zero facility, which will produce 3.2 million metric tonnes of polyethylene and ethylene derivatives. The project will also upgrade its existing facility to achieve net-zero carbon emissions. The project is expected to create 8,000 jobs during construction and employ 500 people once operational. The facility is anticipated to be completed by 2029.

Meta Data Centre Project

Meta is investing more than \$13 billion to develop a 1-gigawatt AI data centre in Sturgeon County, marking the company's first Canadian data centre and its largest outside the United States. The project is expected to create approximately 3,000 construction jobs and more than 300 permanent positions, while strengthening the region's position as a leading destination for large scale technology and AI infrastructure investment.

Water Intake Investment

No new water intake facilities have been developed in the Heartland for over a decade, despite rising demand. The government's recently announced \$50.5 million investment will help build three new water intake facilities in Sturgeon, Strathcona, and Lamont counties. This investment will help attract world leading industrial projects and ensure the region has the infrastructure to support them.



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Why Invest?



Favourable Taxation and Government Incentives:

Alberta offers the lowest corporate tax rate in Canada, with no sales taxes and no payroll taxes. These low taxes enable businesses to keep a larger share of their earnings, boosting profitability and allowing for greater investment in expansion and innovation.



Rail and Transportation Access:

Access to CP rail significantly boost distribution capabilities. Alberta's Industrial Heartland is centrally located with a premier continental transportation network. Ongoing and future expansions will further enhance global market access. Alberta's highway network also offers extensive service points across the province, country, and beyond.



Streamlined Government Approvals for Heartland Projects:

As Alberta's and Canada's first Designated Industrial Zone (DIZ), investments in the Heartland benefit from reduced red tape and a faster regulatory process compared to other regions. This streamlined regulatory framework offers investors greater certainty and clarity.

JOIN 40+ EXISTING COMPANIES PRODUCING PETROCHEMICALS, FUEL, FERTILIZER & POWER



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Alberta's Industrial Heartland, located northeast of Edmonton, is Canada's largest hydrocarbon processing hub, with over \$45 billion in existing capital investment and more than 40 companies in sectors such as oil, gas, petrochemicals, and advanced manufacturing. Centrally positioned within a top continental transportation network, the region benefits from planned expansions to boost global market access and various investment incentives.

CONTACT OUR TEAM:



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