



2.10 to 90+ Acres Available

- Lots are rough graded, serviced and shovel ready
- Build to suit opportunities
- Lots can be consolidated
- Low property taxes
- Highway 15 frontage
- Located on the High Load Corridor
- Light Industrial & Medium Industrial zoning available

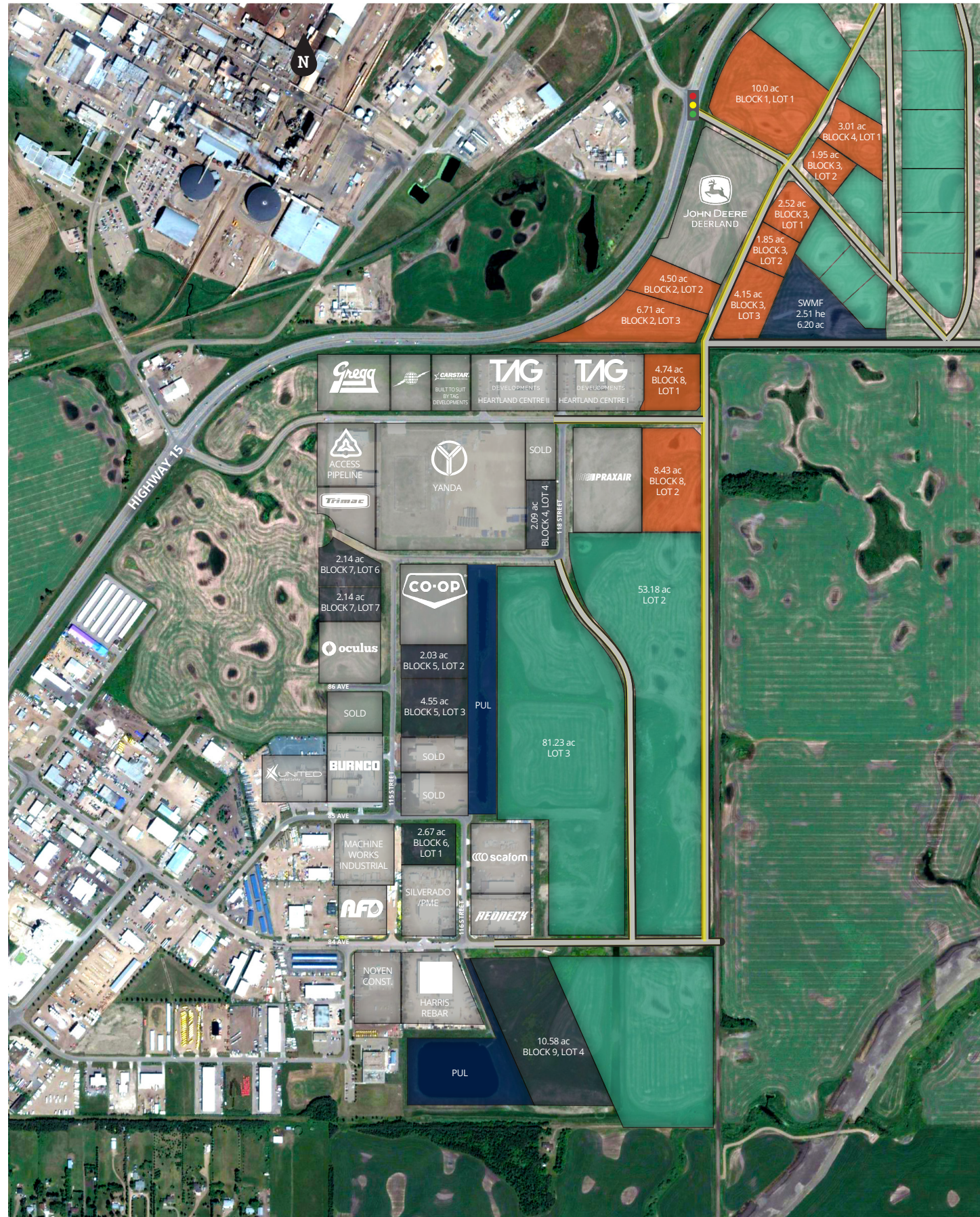
Get more information

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Land For Sale/Build to Suit



Heartland Industrial Park, Fort Saskatchewan

EXISTING AVAILABLE LOTS

LOT	AREA (AC)	PRICE (AC)	POSSESSION
Plan 1424324			
Blk 1 Lot 8	2.19	SOLD	Build to suit by TAG
Plan 1522620			
Blk 4 Lot 4	2.09	\$314,000	Immediate
Blk 5 Lot 1	6.40	SOLD	--
Blk 5 Lot 2	2.03	\$404,000	Immediate
Blk 5 Lot 3	4.55	\$404,000	Immediate
Blk 7 Lot 6	2.14	\$414,000	Immediate
Blk 7 Lot 7	2.14	\$404,000	Immediate
Blk 7 Lot 8	1.60	LEASED	Build to suit by TAG
Blk 7 Lot 9	2.60	LEASED	Build to suit by TAG
Plan 1421693			
Blk 6 Lot 1	2.67	\$424,000	Immediate
Plan 1025416			
Blk 9 Lot 4	10.58	\$390,000	Immediate

FUTURE (2023) LOTS

LOT	AREA (AC)	PRICE (AC)	POSSESSION
Plan TBD			
Blk 8 Lot 2	8.43	\$424,000	Winter 2023
Blk 8 Lot 1	4.74	\$424,000	Winter 2023
Blk 2 Lot 3	6.71	\$499,000	Winter 2023
Blk 2 Lot 2	4.50	PENDING	Winter 2023
Blk 2 Lot 1	11.00	SOLD	--
Blk 1 Lot 1	10.00	\$599,000	Winter 2023
Blk 4 Lot 1	3.01	\$425,000	Winter 2023
Blk 4 Lot 2	1.95	\$445,000	Winter 2023
Blk 3 Lot 1	2.52	\$445,000	Winter 2023
Blk 3 Lot 2	1.85	\$409,000	Winter 2023
Blk 3 Lot 3	4.15	\$409,000	Winter 2023

Recently Announced: 10 Billion Dollar Investment

Closest serviced industrial land to Dows recently announced \$10 billion petrochemical net-zero emissions plant expansion



Ask about build to suit options.
Recent build to suits in Fort Saskatchewan:





Block 5, Lot 3
4.55 Acres

Block 5, Lot 2
2.03 Acres

SOLD
CO-OP

LEASED
oculus

Block 7, Lot 7
2.14 Acres

Block 7, Lot 6
2.15 Acres

Block 9, Lot 4
10.58 Acres

Block 6, Lot 1
2.67 Acres





About the Area

Fort Saskatchewan is located in Alberta's Industrial Heartland, Canada's largest hydrocarbon processing region and home to companies including Shell Canada, Dow Chemicals, Praxair, Sherritt International and more. Within Greater Edmonton, this area is ideal for new industrial developments or growing existing businesses.



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