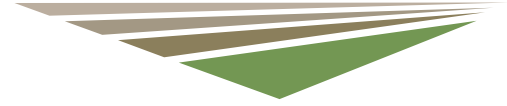


# STURGEON INDUSTRIAL PARK

158.53 Acres Medium Industrial



Excellent Site Activity Area  
Water, Sanitary, Rail, Zoning on Hwy 825



*Acres: 158.53 Acres*

*Price: \$17,000,000*

*Price/Acre: \$107,235/Acre*

- Features:*
- *Medium Industrial Zoning*
  - *Sanitary Trunk Line and Water Trunk Line  
On Property*
  - *½ Mile Highway Frontage*
  - *HWY 825 is the Main Corridor to New Projects and the  
\$5.5 Billion Dollar Diesel Refinery*
  - *Rail is to the SE Corner of the Property*
  - *Two New Roads ...Being Paved:*

*Growth Activity is W4 Park from International Clients*



Rail Services Land Just South of the Property ...



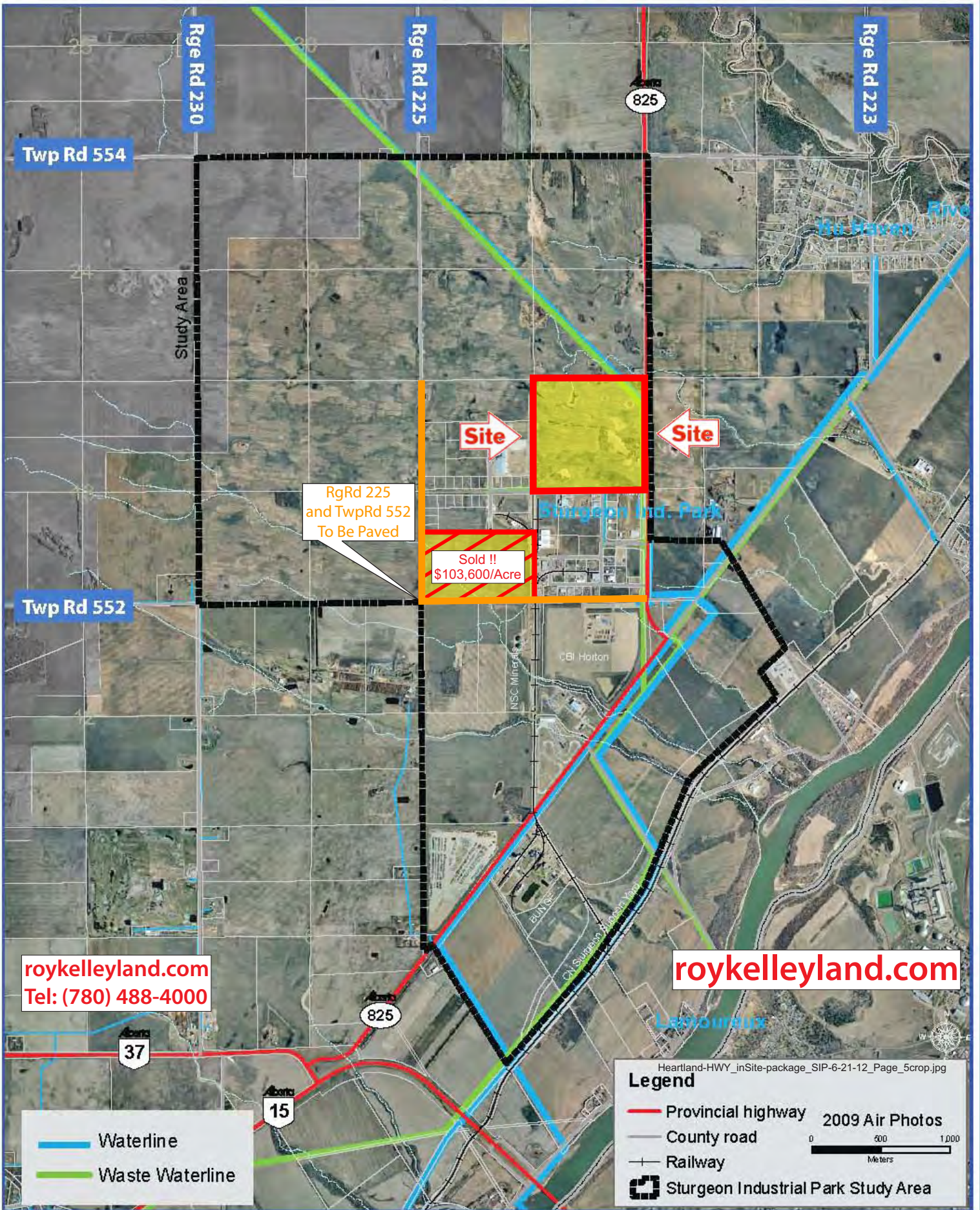
158.53 Acres ...

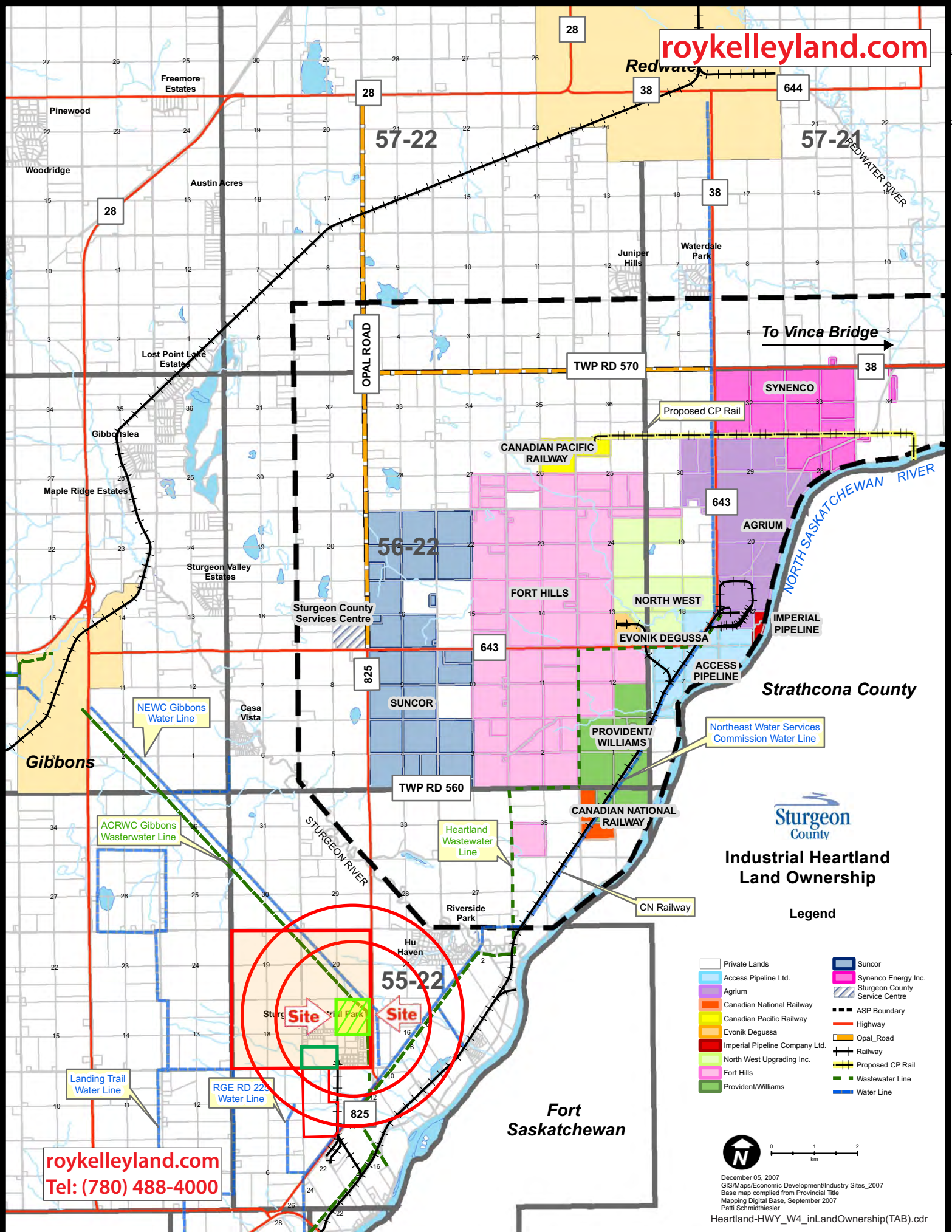


## NORTHEAST GROWTH CORRIDOR

- *Site is Excellent Hub, So Close to:*
  - *Edmonton*
  - *Fort Saskatchewan*
  - *Heartland Projects*
  - *Just Approved NWR Upgrader*
- *Ideal Site for Everyone in Petrochemical, Oil, Trucking & Equipment, Pipelines, or New NWR Upgrader*

# Sturgeon Industrial Park Study Area

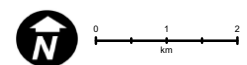




### Industrial Heartland Land Ownership

#### Legend

- Private Lands
- Access Pipeline Ltd.
- Agrium
- Canadian National Railway
- Canadian Pacific Railway
- Evonik Degussa
- Imperial Pipeline Company Ltd.
- North West Upgrading Inc.
- Fort Hills
- Provident/Williams
- Suncor
- Sturgeon County Service Centre
- ASP Boundary
- Highway
- Opal Road
- Railway
- Proposed CP Rail
- Wastewater Line
- Water Line



# HEARTLAND HIGHWAY

158.53 Acres Medium Industrial





**STURGEON INDUSTRIAL PARK**  
158.53 Acres Medium Industrial



