

Block 4
Lot 1

Block 4
Lot 2

Block 1, Lot 1*
10 Acres

*Not to scale

Block 3
Lot 1*

Block 3
Lot 2*

Block 3
Lot 3*

Block 3
Lot 4*

90th Avenue

120th Street

Highway 15



JOHN DEERE
DEERLAND

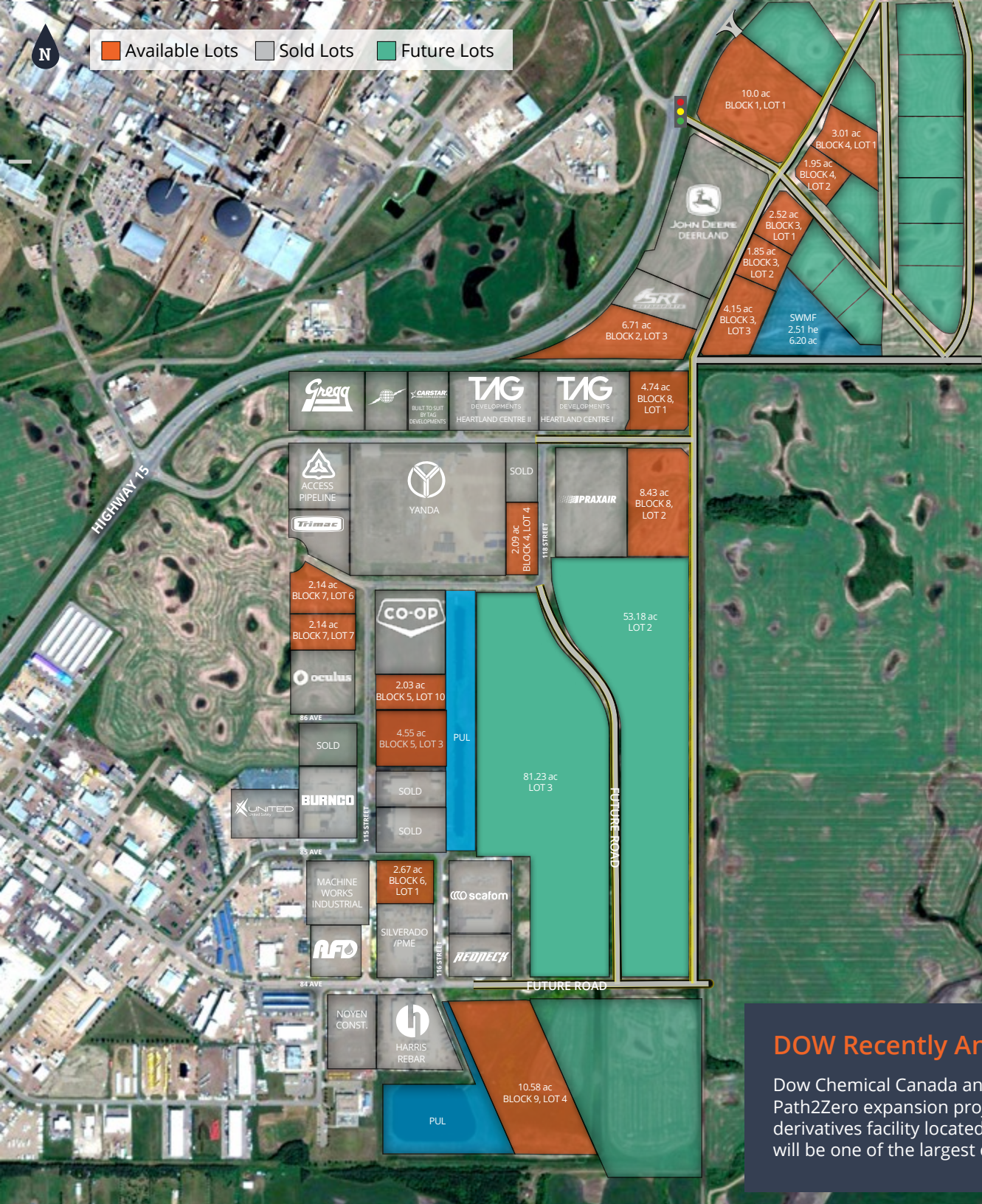


HEARTLAND INDUSTRIAL PARK

Lots for Sale

1.85 acres - 10.58 acres

FORT SASKATCHEWAN, AB



HEARTLAND INDUSTRIAL PARK

AVAILABLE LOTS



LOT	AREA (AC)	PRICE (AC)	ZONING
Plan 1522620			
Blk 4 Lot 4	2.09	\$314,000	Medium Industrial
Blk 5 Lot 3	4.55	\$404,000	Light Industrial
Blk 7 Lot 6	2.14	\$414,000	Light Industrial
Blk 7 Lot 7	2.14	\$404,000	Light Industrial
Plan 2221936			
Blk 5 Lot 10	2.03	\$404,000	Light Industrial
Plan 1421693			
Blk 6 Lot 1	2.67	\$424,000	Light Industrial
Plan 1025416			
Blk 9 Lot 4	10.58	\$390,000	Medium Industrial
Plan 0324059			
Blk 8 Lot 2	8.43	\$424,000	Medium Industrial
Blk 8 Lot 1	4.74	\$424,000	Light Industrial
Plan 2320714			
Blk 2 Lot 3	6.71	\$499,000	Light Industrial
Blk 2 Lot 2	4.50	SOLD	-
Blk 1 Lot 1	10.00	\$599,000	Medium Industrial
Blk 4 Lot 1	3.01	\$425,000	Medium Industrial
Blk 4 Lot 2	1.95	\$445,000	Medium Industrial
Blk 3 Lot 1	2.52	\$445,000	Medium Industrial
Blk 3 Lot 2	1.85	\$409,000	Medium Industrial
Blk 3 Lot 3	4.15	\$409,000	Medium Industrial

DOW Recently Announced: \$11.5 Billion Dollar Investment

Dow Chemical Canada announces that it will proceed with the Fort Saskatchewan Path2Zero expansion project, the world's first net-zero ethylene manufacturing and derivatives facility located in Alberta's Industrial Heartland. This \$11.5 billion expansion will be one of the largest capital investments in the Industrial Heartland's history.



Block 5, Lot 3
4.55 Acres

Block 5, Lot 10
2.03 Acres

SOLD
CO-OP

LEASED
oculus

Block 7, Lot 7
2.14 Acres

Block 7, Lot 6
2.14 Acres

Built to suit opportunities

We offer build to suit services in all of our developments. Streamlining land acquisition, permit approval, and construction management into one process can save time and money.





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.



Get more information

Grant Ranslam

Principal
780.702.5853
grant.ranslam@avisonyoung.com

Ryan Zabloski

Principal
780.702.0691
ryan.zabloski@avisonyoung.com

Thomas Ashcroft, SIOR

Principal
780.429.7571
thomas.ashcroft@avisonyoung.com

**AVISON
YOUNG**



HEARTLAND INDUSTRIAL PARK

FORT SASKATCHEWAN, AB

© 2023 Avison Young Commercial Real Estate Services, LP. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young

About the Developer

Operating since 1971, TAG Developments has built or purchased over 2 million square feet of industrial, office, and retail space and developed and sold over 4,250 acres of land in the Edmonton Metropolitan Region.

TAG Developments is a full cycle real estate developer in the Edmonton Metropolitan Region. Developing raw land into industrial, commercial, and residential neighborhoods for the end user is their main focus.

TAG
DEVELOPMENTS