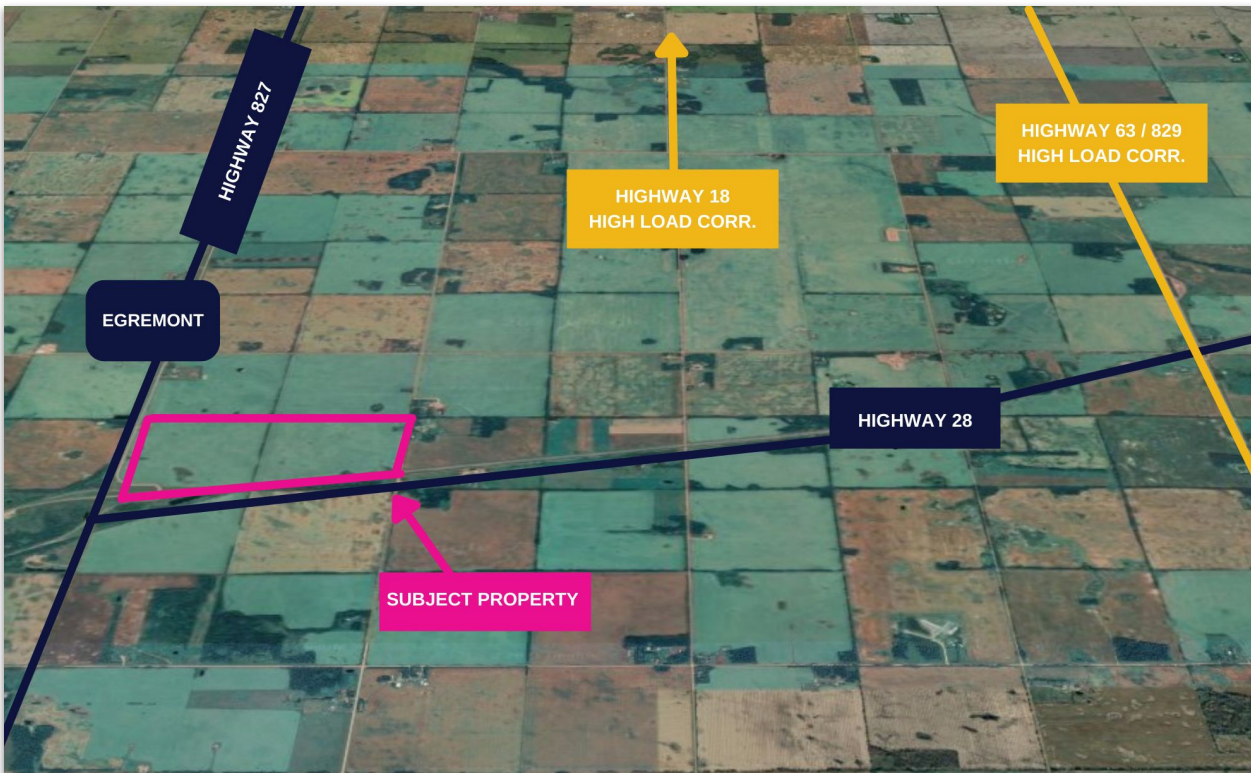


FOR SALE

Heartland Common Industrial Land

Highway 28 & Highway 827 Thorhild County
139 Acres (+/-) & 129 Acres (+/-)



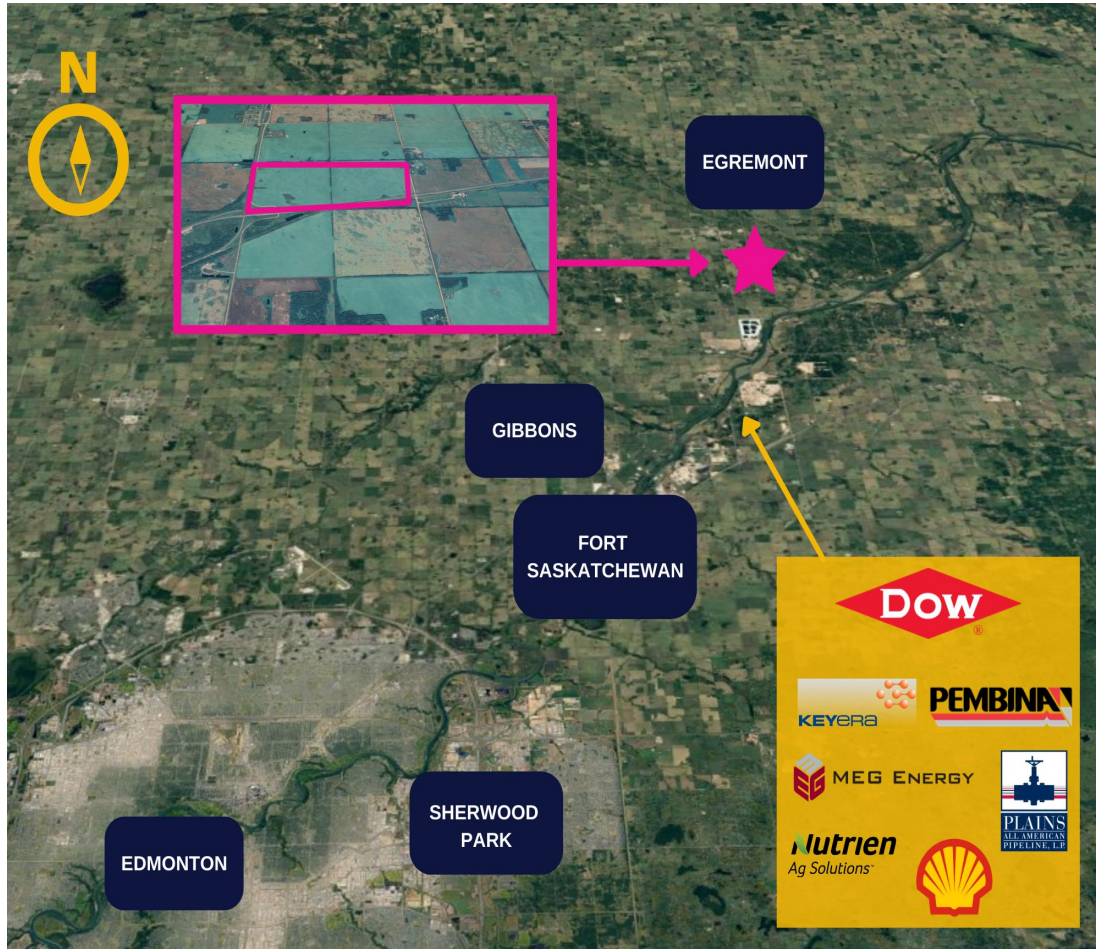
Highlights:

- Features Medium and Heavy Industrial land and Highway Commercial land and agricultural development
- Large scale site with a range of possible uses
- Great access to major highway and rail routes to Fort McMurray and Alberta Industrial Heartland
- Municipal services nearby



Alberta's Heartland Common - Thorhild County:

Thorhild County is conveniently located in close proximity to Alberta's Industrial Heartland region and less than 1-hour in distance to larger service centers and the City of Edmonton. Thorhild County is connected to major highway & transport routes including Highway 63 to Fort McMurray as well as being serviced by rail, making it ideal for logistical and supply chain development and able to support a wide range of manufacturing, industrial and agricultural businesses.



Property Details:

Address:	Highway 28 & Highway 827 Thorhild County
Legal:	4-21-58-19-SW (139 acres +/-) 4-21-58-20-SE (129 acres +/-)
Zoning:	Agricultural, Heavy, & Medium Industrial
Site Size:	268 Acres
Possession:	Immediately
Sale Price:	\$7,950,000.00
Heartland Common Area Structural Plan:	Includes Heavy Industrial, Medium Industrial, and Highway Commercial Land

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ALBERTA INDUSTRIAL HEARTLAND MAJOR PROJECTS

INTER PIPELINE

Heartland Petrochemical Complex



Construction is underway for the Heartland Petrochemical Complex, a world-scale integrated propane dehydrogenation (PDH) and polypropylene (PP) plant
Expected Completion: 2021

CKPC

Propylene & Polypropylene Production Facility



Canada Kuwait Petrochemical Company has begun construction on a 550,000 tonne per annum integrated propane dehydrogenation plant and polypropylene upgrading facility
Expected Completion: Mid-2023

NORTHWEST REDWATER PARTNERSHIP

Sturgeon Refinery



Project construction is complete and diesel began flowing in December 2017.
Full start-up of operations is expected in early 2020

WOLF MIDSTREAM & ENHANCE ENERGY

Alberta Carbon Trunk Line



This pipeline will capture CO2 from Heartland facilities and transport it to central and southern Alberta for secure storage and enhanced oil recovery projects.

For more information visit <https://industrialheartland.com/>

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