



**ROOM TO GROW.
READY TO GO.**

LAND THAT WORKS ● ● ●

**Perfect for businesses that require
easy, efficient transportation and
maximum connectivity.**

Space to grow, seamless access,
and a community that helps your
business thrive—just northeast of
Rocky Mountain House, AB, in
Clearwater County.
90 km's West of QE2 Hwy.

CALL TODAY ...

NOW SELLING ...



Contact Us

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REMAX
real estate central alberta

www.kimberlymcdonald.ca

**METALDOG
INDUSTRIAL PARK**



Scan Me



**Shovel-Ready.
Industrial Lots.**



CHOOSE METALDOG.

Built Tough. Ready Today.

- Prime Location: easy access to Alberta's High-Load Corridor via a ban-free road.
- Designed to accommodate large vehicles and heavy loads, the subdivision makes it simple to move goods and materials without hassle.
- Immediate possession.
- No Development Timeframes – Build when the time is right for you.



Strategic Location.

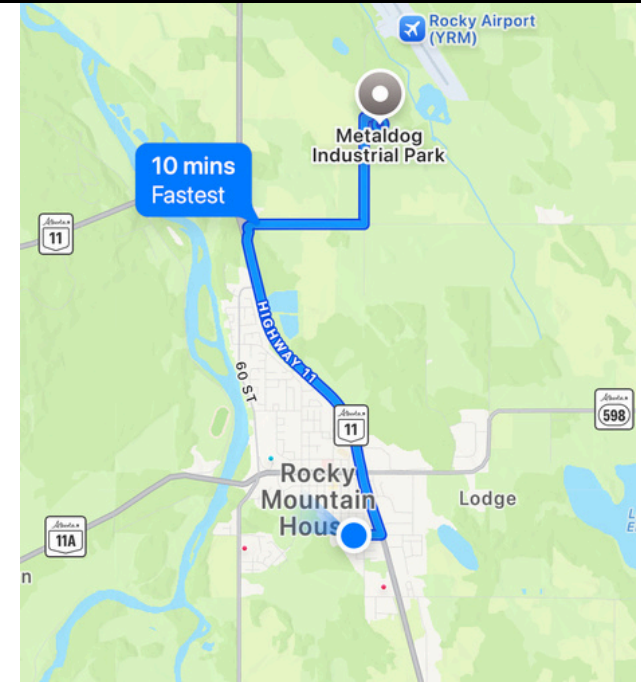
- High-Load Corridor Access – Quick connections via HWY 11 & HWY 22.
- Ban-Free Roads – Seamless, year-round travel for heavy equipment.
- Minutes to Rocky Mountain House – Local services, workforce, and amenities nearby.
- Rural Space, Industrial Power – Room to grow without congestion.



Industrial Strength.

- Serviced Lots – 3 Phase Power & Natural Gas at every property line.
- Paved Roads Throughout – Smooth, reliable, and built for heavy traffic.
- Lot Sizes – From 3.83 to 8.72 acres.
- Zoned Light Industrial – Ideal for small to medium-scale operations.
- Security Suite Option – Live-on-site capability for added protection.
- Fire Pond On-Site – Enhanced safety and peace of mind.
- Private Water Wells and Septic Systems.

BUILT FOR BUSINESS.



Build. Grow. Thrive.

A Community Built for Growth.

Whether you're a manufacturer, distributor, or service provider, Metaldog Industrial Park offers a vibrant environment where you can thrive and expand. Rocky Mountain House / Clearwater County has a diverse economic base, including energy, agriculture, forestry, and service industries.