



AVISON  
YOUNG

HEARTLAND  
INDUSTRIAL  
STAGE 1

FORT  
INDUSTRIAL

EDMONTON

LAND FOR SALE

# FORT INDUSTRIAL PARK

# HEARTLAND INDUSTRIAL PARK

Fort Saskatchewan, AB

Partnership. Performance.

## Opportunity

- Subdivided and readily developable lots from 2.10 acres to 15.90 acres
- Additional 900 acres of industrial development land opportunities available
- Build to suit opportunities
- All off-site levies paid
- Attractive pricing

See these properties on **tag.ca**

**TAG**  
DEVELOPMENTS

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avisonyoung.com

 **BEST  
MANAGED  
COMPANIES**

Platinum  
member







## FORT INDUSTRIAL PARK

LOT	AREA (AC)	PRICE (AC)	POSSESSION
Plan 1424324			
Blk 1 Lot 8	2.19	<b>SOLD</b>	Build to suit by TAG
Plan 1522620			
Blk 4 Lot 4	2.09	\$375,000	Immediate
Blk 5 Lot 1	4.47	\$375,000	Immediate
Blk 5 Lot 2	3.98	\$375,000	Immediate
Blk 5 Lot 3	4.55	\$375,000	Immediate
Blk 7 Lot 6	2.14	\$375,000	Immediate
Blk 7 Lot 7	2.14	\$375,000	Immediate
Blk 7 Lot 8	2.10	\$375,000	Immediate
Blk 7 Lot 9	2.10	\$375,000	Immediate
Plan 1421693			
Blk 6 Lot 1	2.67	\$375,000	Immediate
Plan 1025416			
Blk 9 Lot 4	10.58	\$375,000	Immediate

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## HEARTLAND INDUSTRIAL STAGE 1

LOT	AREA (AC)	PRICE (AC)	POSSESSION
Plan TBD			
Blk 8 Lot 2	8.43	\$395,000	Winter 2021
Blk 8 Lot 1	4.74	\$395,000	Winter 2021
Blk 2 Lot 3	7.31	\$435,000	Winter 2021
Blk 2 Lot 2	2.92	\$435,000	Winter 2021
Blk 2 Lot 1	12.00	<b>PENDING</b>	Winter 2021
Blk 1 Lot 1	10.00	\$495,000	Winter 2021
Blk 4 Lot 1	3.01	\$399,000	Winter 2021
Blk 4 Lot 2	1.95	\$410,000	Winter 2021
Blk 3 Lot 1	2.52	\$410,000	Winter 2021
Blk 3 Lot 2	1.85	\$395,000	Winter 2021
Blk 3 Lot 3	2.15	\$395,000	Winter 2021
Blk 3 Lot 4	2.00	\$395,000	Winter 2021

### FEATURES:

- Fully serviced (including curb and gutter)
- Ready for building construction
- Highway 15 frontage
- Located on the High Load Corridor
- Light Industrial & Medium Industrial zoning available





**FOR MORE INFORMATION,  
PLEASE CONTACT**

**Avison Young Industrial Team**

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## **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 an existing business.

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