

# 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

T/G
DEVELOPMENTS

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#### See these properties on tag.ca





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#### FORT INDUSTRIAL PARK

LOT	AREA (AC)	PRICE (AC)	POSSESSION
Plan 1424324			
Blk 1 Lot 8	2.19	SOLD	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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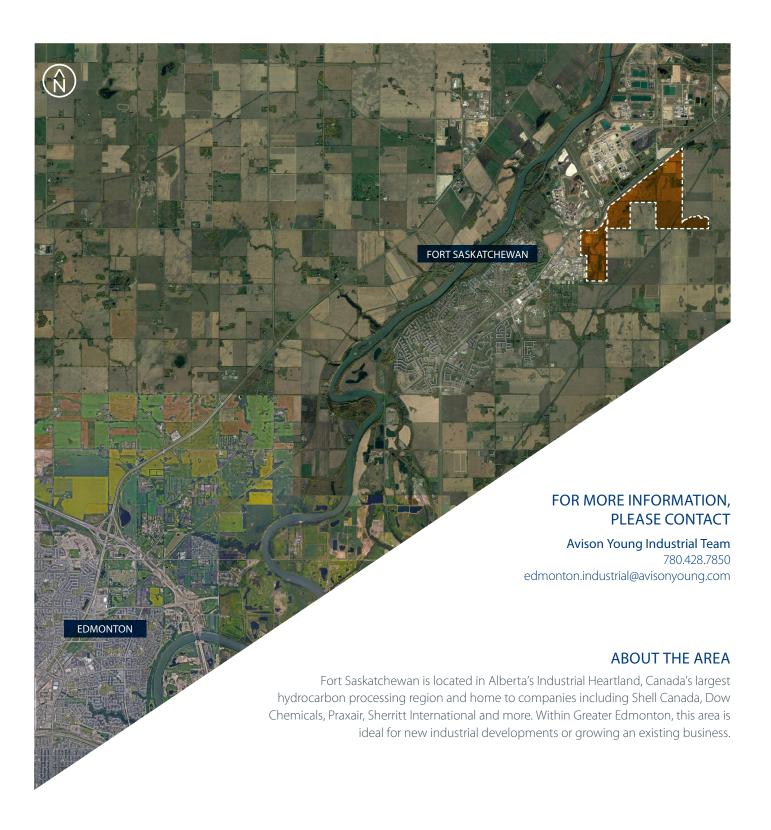
## **HEARTLAND INDUSTRIAL STAGE 1**

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	PENDING	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











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