

FOR LEASE

± 45,558 SF
First Class Office / Warehouse Space



TAG
DEVELOPMENTS

11870 88 AVENUE (JOSEPHBURG ROAD)
HEARTLAND CENTRE I
Fort Saskatchewan, AB

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Independently Owned & Operated

**ROYAL LEPAGE**
COMMERCIAL

PROPERTY OVERVIEW

Property Features

- Located directly off Highway 15 high load corridor within the Industrial Heartland
- Close proximity to Dow Chemical, Sherritt Gordon, Nutrien, Keyera, Plains Midstream, Shell, Air Products
- Ample Surface Parking
- Zoning – IL Light Industrial
- Ceiling Height – 22'
- Sprinklered
- Industrial Lease Rate – Market
- Office Lease Rate – Market
- TI Allowance – Market
- Operating Costs - \$3.62 PSF



PROPERTY OVERVIEW

Why Heartland Centre I & II ?

- Located in the Industrial Hub where 43% of Canada's Basic Chemical Manufacturing Occurs
- Recent Investment includes:
 - Keyera – Keys Access Pipeline System
 - ATCO/Suncor – Clean Hydrogen Project
 - ITOCHU/ Petronas – low carbon ammonia plant
 - Wolf Midstream – NGL North
 - Shell- Polaris – Carbon Capture
 - TC Energy/ AB Carbon Grid
- Located on the High Load Corridor with a designated heavy haul route to the oil sands
- Skilled labour Force in Fort Saskatchewan with multiple housing options
- Low Corporate tax and positive business climate



POSSIBLE USES

Possible Uses

- Education / Training Facility : Indoctrination, Safety, Technology
- Warehouse Distribution and Storage
- Tertiary petrochemical sectors: Surveyors, Engineering,
- Research and Development Facility
- Control Center
- Design Services
- Business Incubator



FLOOR PLANS

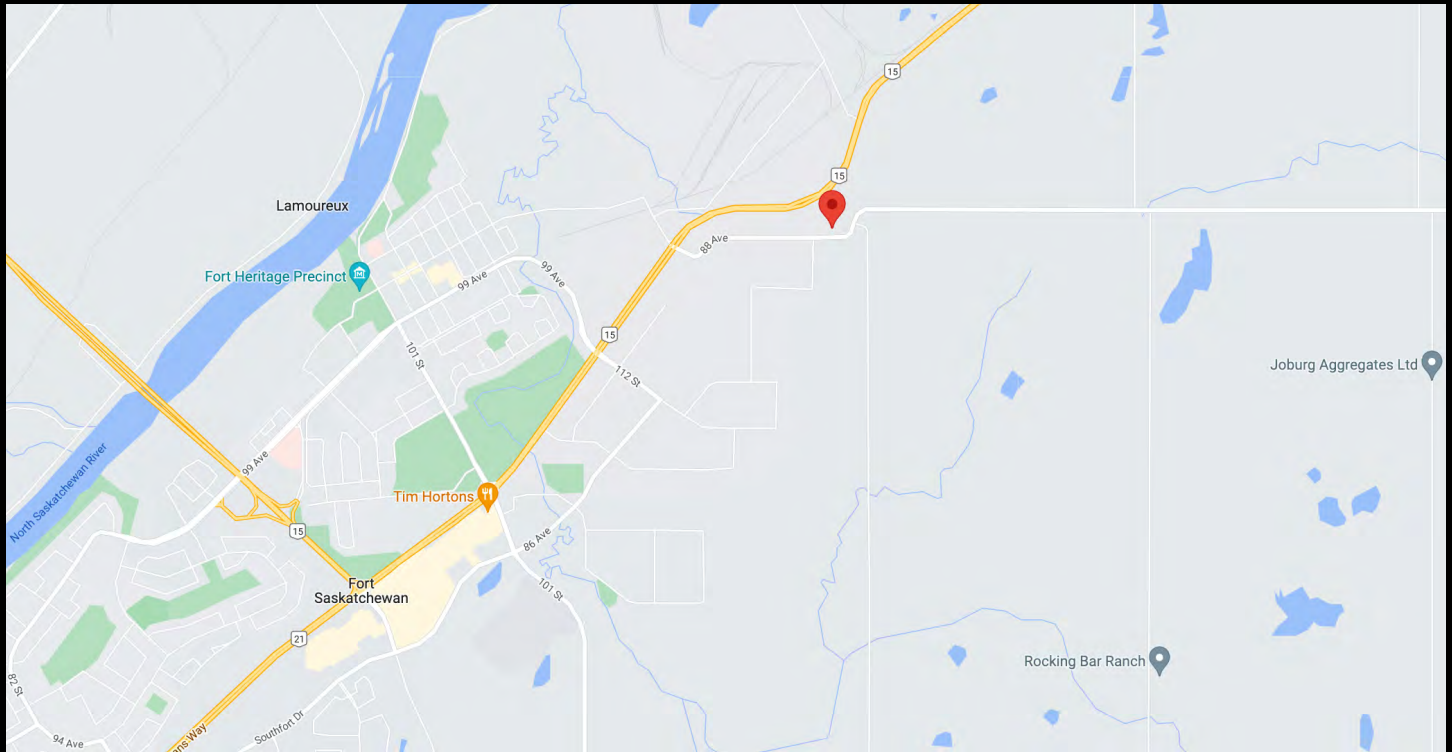
Main Floor - Warehouse & Office



Second Floor - Office



LOCATION MAP



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