



## Land For Sale Heartland Industrial Park Fort Saskatchewan, AB



# 2.10 to 90+ Acres Available

- Lots are rough graded, serviced and shovel ready
- Build to suit opportunities
- Lots can be consolidated
- Low property taxes
- Highway 15 frontage
- Located on the High Load Corridor
- Light Industrial & Medium Industrial zoning available

### Get more information

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## Land For Sale/Build to Suit



### **EXISTING AVAILABLE LOTS**

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	\$314,000	Immediate
Blk 5 Lot 1	6.40	SOLD	
Blk 5 Lot 2	2.03	SOLD	
Blk 5 Lot 3	4.55	\$404,000	Immediate
Blk 7 Lot 6	2.14	\$414,000	Immediate
Blk 7 Lot 7	2.14	\$404,000	Immediate
Blk 7 Lot 8	1.60	LEASED	Build to suit by TAG
Blk 7 Lot 9	2.60	LEASED	Build to suit by TAG
Plan 1421693			
Blk 6 Lot 1	2.67	\$424,000	Immediate
Plan 1025416			
Blk 9 Lot 4	10.58	\$390,000	Immediate

### FUTURE (2022) LOTS

LOT	AREA (AC)	PRICE (AC)	POSSESSION
Plan TBD			
Blk 8 Lot 2	8.43	\$424,000	Winter 2023
Blk 8 Lot 1	4.74	\$424,000	Winter 2023
Blk 2 Lot 3	7.31	\$499,000	Winter 2023
Blk 2 Lot 2	3.92	\$499,000	Winter 2023
Blk 2 Lot 1	11.00	SOLD	
Blk 1 Lot 1	10.00	\$529,000	Winter 2023
Blk 4 Lot 1	3.01	\$425,000	Winter 2023
Blk 4 Lot 2	1.95	\$445,000	Winter 2023
Blk 3 Lot 1	2.52	\$445,000	Winter 2023
Blk 3 Lot 2	1.85	\$409,000	Winter 2023
Blk 3 Lot 3	4.15	\$409,000	Winter 2023

## Recently Announced: 10 Billion Dollar Investment

Closest serviced industrial land to Dows recently announced \$10 billion petrochemical net-zero emissions plant expansion





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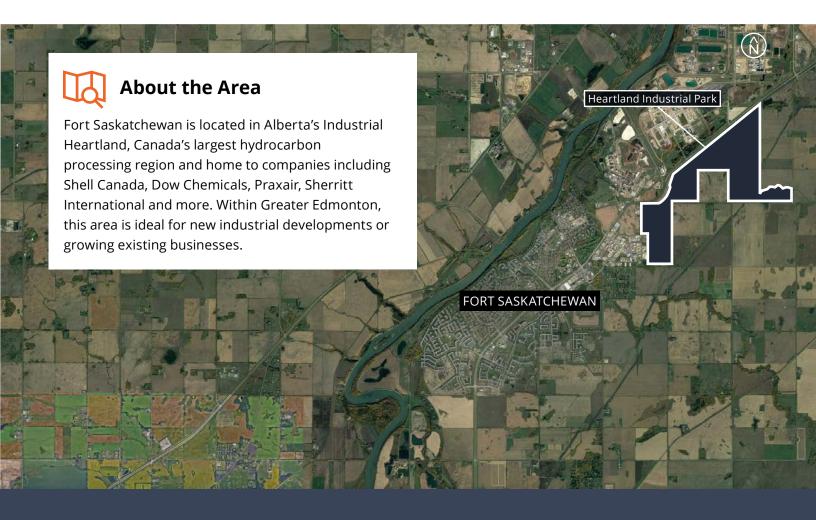
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