



**CN**  
**CERTIFIED**  
 RAIL READY  
 SITE

# Sturgeon Industrial Place

Fort Saskatchewan | Alberta

## Property Information:

**Site Name** ..... Sturgeon Industrial Place  
**Location** ..... TWP Road 560, Sturgeon County  
**Latitude** ..... 53° 47' 58" N  
**Longitude** ..... 113° 10' 50" W  
**Ownership** ..... Ron Holmes  
**Site Size** ..... 145 acres  
**Rail Frontage** ..... CN ROW on south and west sides



Contact: **Linda Vergata**  
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Certification review by JLL  
 is certified accurate as of June 2021

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## This location has been designated a CN Certified Rail Ready Site.

Through our 3rd party partner, JLL, this site has been evaluated and is now available for development. Our trusted, dedicated team has the resources and expertise in supply chain logistics and facility development, and we're ready to help you get to your final operational success and beyond.

## By selecting a CN Rail Ready Site, you can:

- Reduce development and project build time
- Reduce investment risk by ensuring access to rail
- Increase speed to market for your products
- Lower costs due to mitigated risk



### CN Rail Connectivity:

**Subdivision:** Vegreville mainline milepost 2.5

**Frontage:** Over 5,000 ft. of CN ROW is adjacent to the site

**Operations:** Ideal for hook and haul service



### Specific Property Information:

**Zoning classification:** Currently agricultural, located within the Alberta Industrial Heartland

**Electric:** North Parkland Power

**Natural Gas:** Coronado Gas Co-op

**Water:** Potable well on site

**Wastewater:** Sewer and stormwater tie-ins east of site

**Telecommunications:** Telus and others

**Highways:** Hwy 825 (2 mi.) Hwy 643 (2 mi.)



### Regulatory Assessments:

**Environmental:** Wetland and stormwater assessment completed

**Heritage:** No issues identified

**First Nations:** No issues identified

**Conservation Authorities:** No issues identified



### Suggested Fit for Use:

Petrochemical manufacturing and distribution\*, transloading of liquid, dry and bulk commodities



Looking west from RR 222



Looking south from TWP Road 560

*\*Alberta Petrochemical Incentive Program & Heartland Regional Incentives may be available for petrochemical projects*



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