**Property information:**

- **Site Name**: Greenview Industrial Gateway
- **Location**: Municipal District Greenview, AB
- **Latitude**: 54 48’ 29” N
- **Longitude**: 118 39’ 33” W
- **Ownership**: Municipal District Greenview
- **Site Size**: 480 acres (various parcel sizes available for development)
- **Rail Frontage**: 5,280 ft. (1,600 metres)

**Distance Connections:**
- 750 miles to Prince Rupert
- 715 miles to Vancouver
- 250 miles to Edmonton

**Road under construction**

**CN Railroad**
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:** Grande Cache milepost 198
- **Frontage:** 5,280 ft. (1,600 metres) on CN mainline
- **Operations:** Ideal for hook and haul unit train operation

**Specific Property information:**
- **Zoning classification:** Heavy industrial zone
- **Electric:** Atco (Electrical)
- **Natural Gas:** TransCanada Gas connection 650m
- **Water:** Process water available
- **Wastewater:** Stormwater assets designed by developer
- **Telecommunications:** Canadian Fiber Optics 3G Rogers and Shaw cellphone coverage
- **Highways:** Hwy 40 (1.5 mi.), industrial roads to be constructed in 2022

**Regulatory Assessments:**
- **Environmental:** Completed
- **Heritage:** No issues identified
- **First Nations:** Completed
- **Conservation Authorities:** Wetland assessment completed

**Suggested Fit for Use:**
- Petrochemicals*, natural gas processing, renewable energies, fertilizer, metals, minerals, rail served carbon capture and sequestration

*Alberta Petrochemical Incentive Program may be available for petrochemical projects

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