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

27 miles to Edmonton
720 miles to U.S. border crossing in Vancouver
240 miles to Fort McMurray
270 miles to U.S. border crossing in Vancouver
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.

**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

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