



Edson Industrial Centre Edson | Alberta

Property Information:

Site Name Edson Industrial Centre

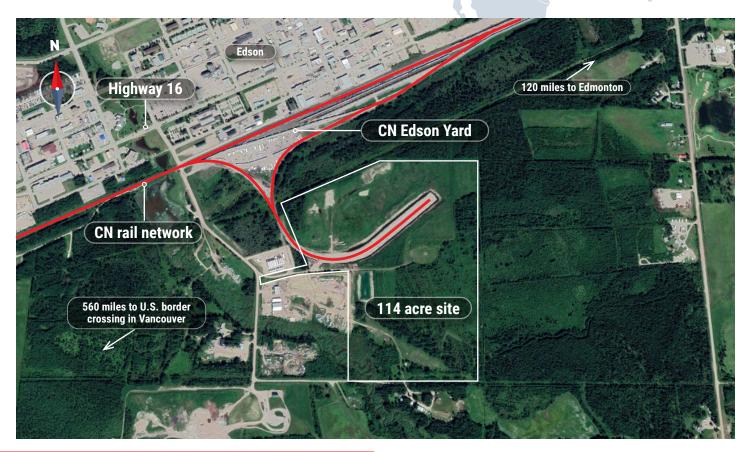
Location 603 Landfill Road, Edson AB

Latitude 53° 34′ 27″ N **Longitude** 116° 25′ 49″ W

Ownership ····· Troyer Ventures Ltd.

Site Size ····· 114 acres Rail Frontage Direct access









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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: Edson mainline milepost 129.6 Frontage: Direct bi-directional connection

to CN Edson yard

Operations: Presently rail transload facility



Specific Property Information:

Zoning classification: UR - Urban reserve

Electric: EPCOR Natural Gas: Atco

Water: Potable tie-in 350m from site

Wastewater: Sanitary and stormwater available

Telecommunications: Available Highways: Alberta Highway 16



Regulatory Assessments:

Environmental: Phase 1 completed Heritage: No issues identified

First Nations: No issues identified

Conservation Authorities: Bench Creek adjacent

to property and within conservation boundary,

limited impact to rail operation



Southwest corner access road



Rail spur



Suggested Fit for Use:

Transload, petrochemicals* and distribution of liquid, dry and bulk commodities

*Alberta Petrochemical Incentive Program may be available for petrochemical projects



