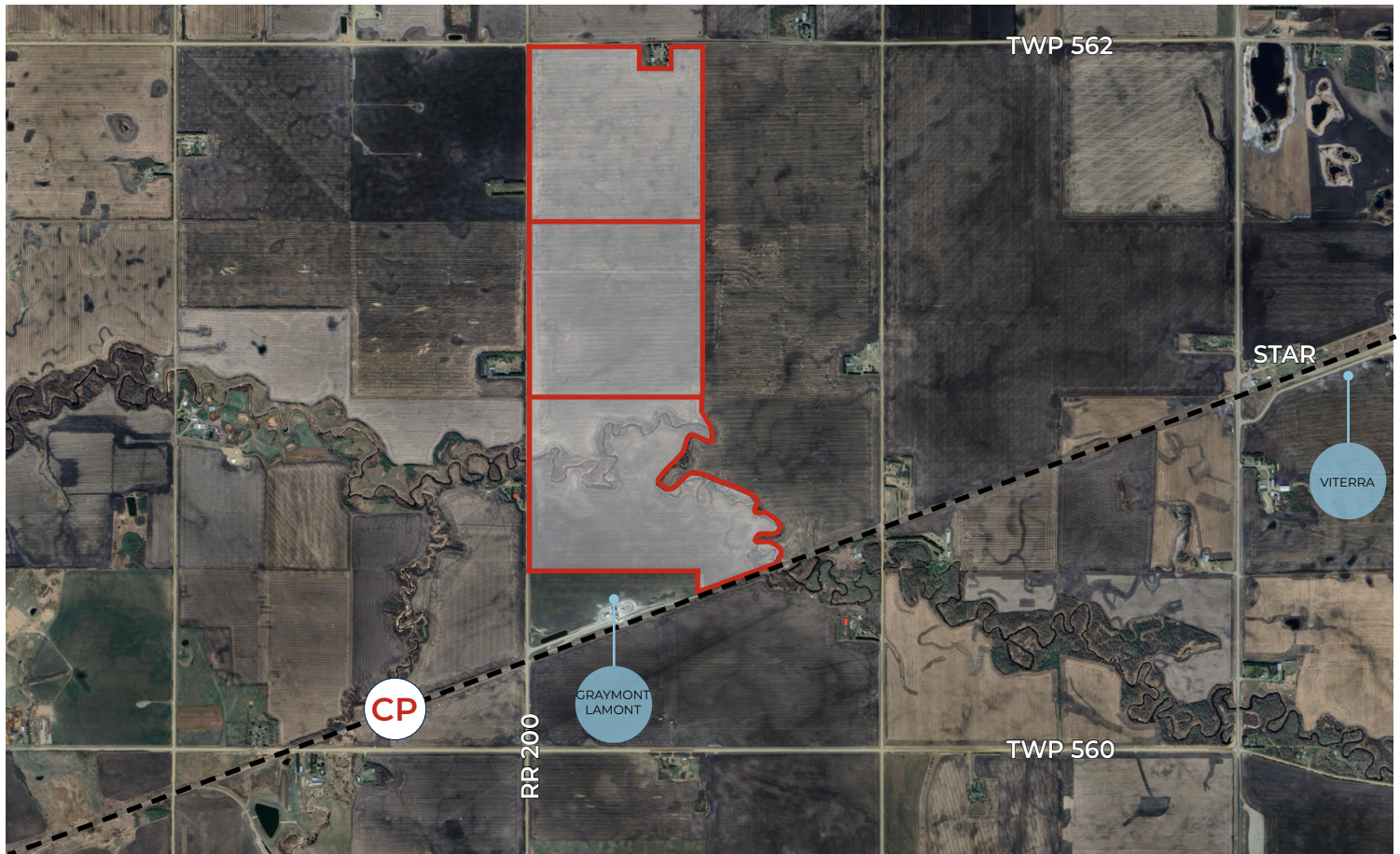


FOR SALE

150 - 500 ACRES HEAVY INDUSTRIAL LAND IN ALBERTA'S INDUSTRIAL HEARTLAND

Lamont County, AB



Heavy Industrial Land in the AIH

Royal Park Realty is pleased to present a prime opportunity to acquire 150 to 500 acres ± of contiguous heavy industrial land situated directly north of the Graymont Lamont Terminal. With excellent frontage along the CP rail line and close proximity to the Alberta Midland and Cenovus terminals, this land is positioned to capitalize on the regions strong economic growth and industrial infrastructure.

CONTACT

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JOANNA LEWIS

Associate

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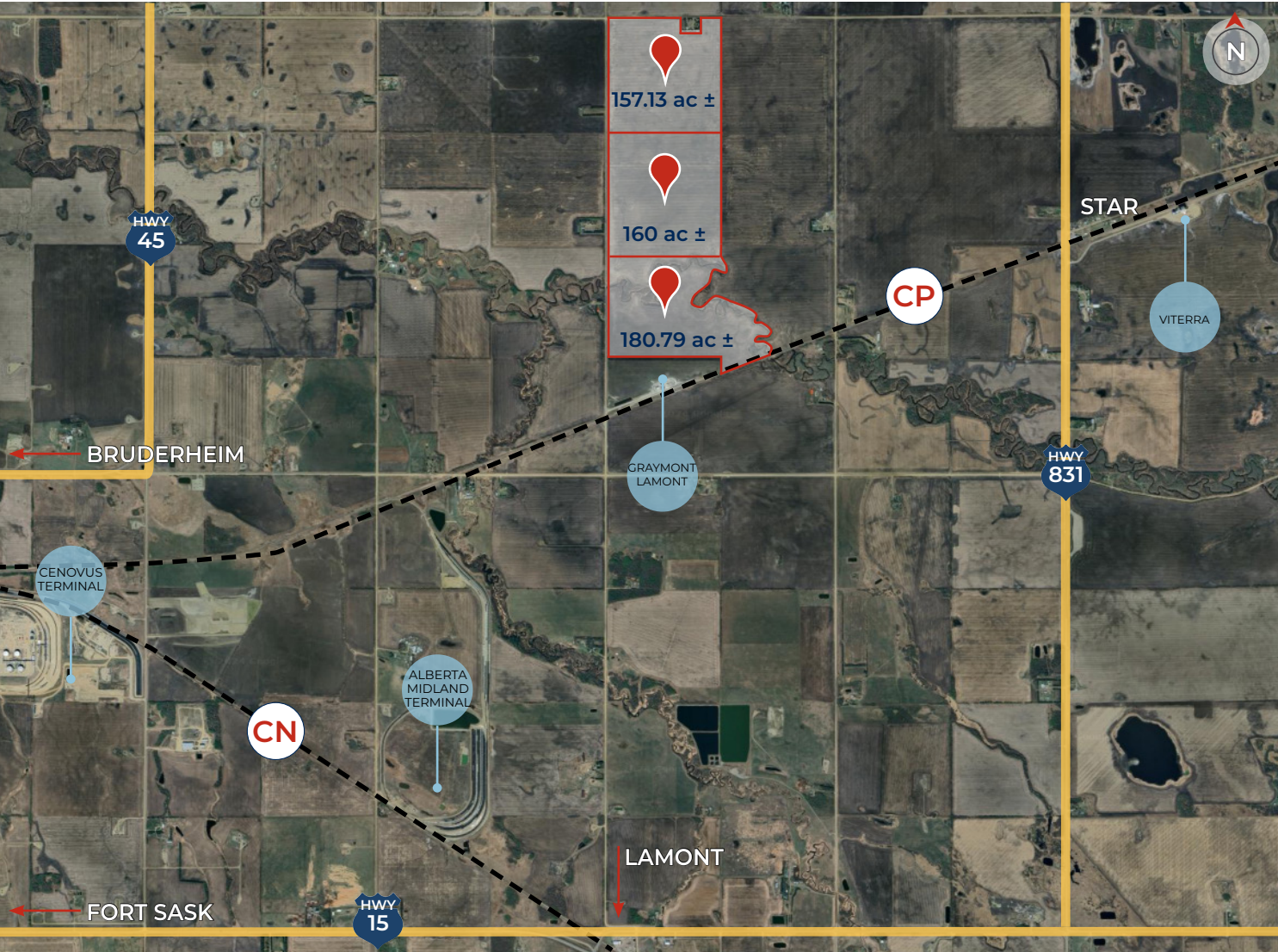


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REALTY™

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#201, 9038-51 Avenue, Edmonton, AB T6E 5X4

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Heavy Industrial Land in the AIH | Lamont County, AB



Property Information

MUNICIPAL ADDRESS	RR 200 & TWP 562, Lamont County, AB
LEGAL DESCRIPTION	4; 20; 55; 31; NW (parcel 1) 4; 20; 55; 31; SW (parcel 2) 4; 20; 55; 30; NW (parcel 3)
ZONING	Heartland Heavy Industrial
ZONING MAP	Link
SITE AREA	
PARCEL 1:	157.13 acres ±
PARCEL 2:	160 acres ±
PARCEL 3:	180.79 acres ±
TOTAL	497.92 acres ±

Financial Information

SALE PRICE	Market
POSSESSION	Negotiable

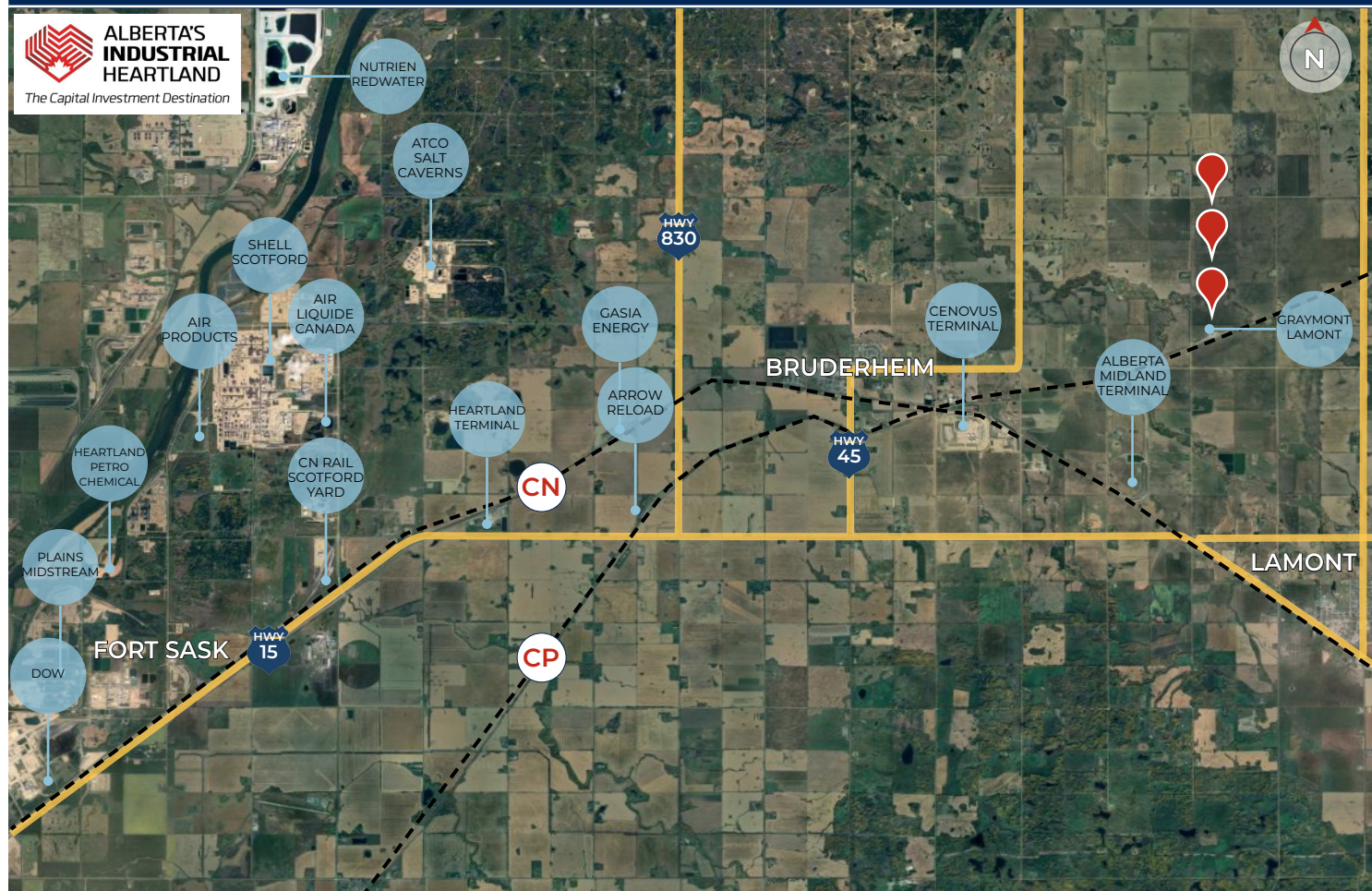
Additional Information

- The lands are situated in Lamont County and offers frontage along the CP rail line.
- Located within the first Designated Industrial Zone (DIZ) in Alberta.

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

Heavy Industrial Land in the AIH | Lamont County, AB

Canada's Premier Petrochemical Hub



Major Projects in Alberta's Industrial Heartland

DOW'S Path2Zero Expansion

Dow is building the world's first net-zero facility, which will produce 3.2 million metric tonnes of polyethylene and ethylene derivatives. The project will also upgrade its existing facility to achieve net-zero carbon emissions. The project is expected to create 8,000 jobs during construction and employ 500 people once operational. The facility is anticipated to be completed by 2029.

Carbon Trunk Line Expansion

The Alberta Carbon Trunk Line (ACTL), owned by Wolf Midstream, is the world's largest carbon capture and storage project. It consists of 240 km of pipeline which collects, compresses, and stores up to 14.6 million tonnes of CO₂ annually. Construction is underway on a 40-km extension through the Heartland, which will be capable of handling an additional 7 million metric tonnes of CO₂ per year once completed.

Water Intake Investment

No new water intake facilities have been developed in the Heartland for over a decade, despite rising demand. The government's recently announced \$50.5 million investment will help build three new water intake facilities in Sturgeon, Strathcona, and Lamont counties. This investment will help attract world leading industrial projects and ensure the region has the infrastructure to support them.

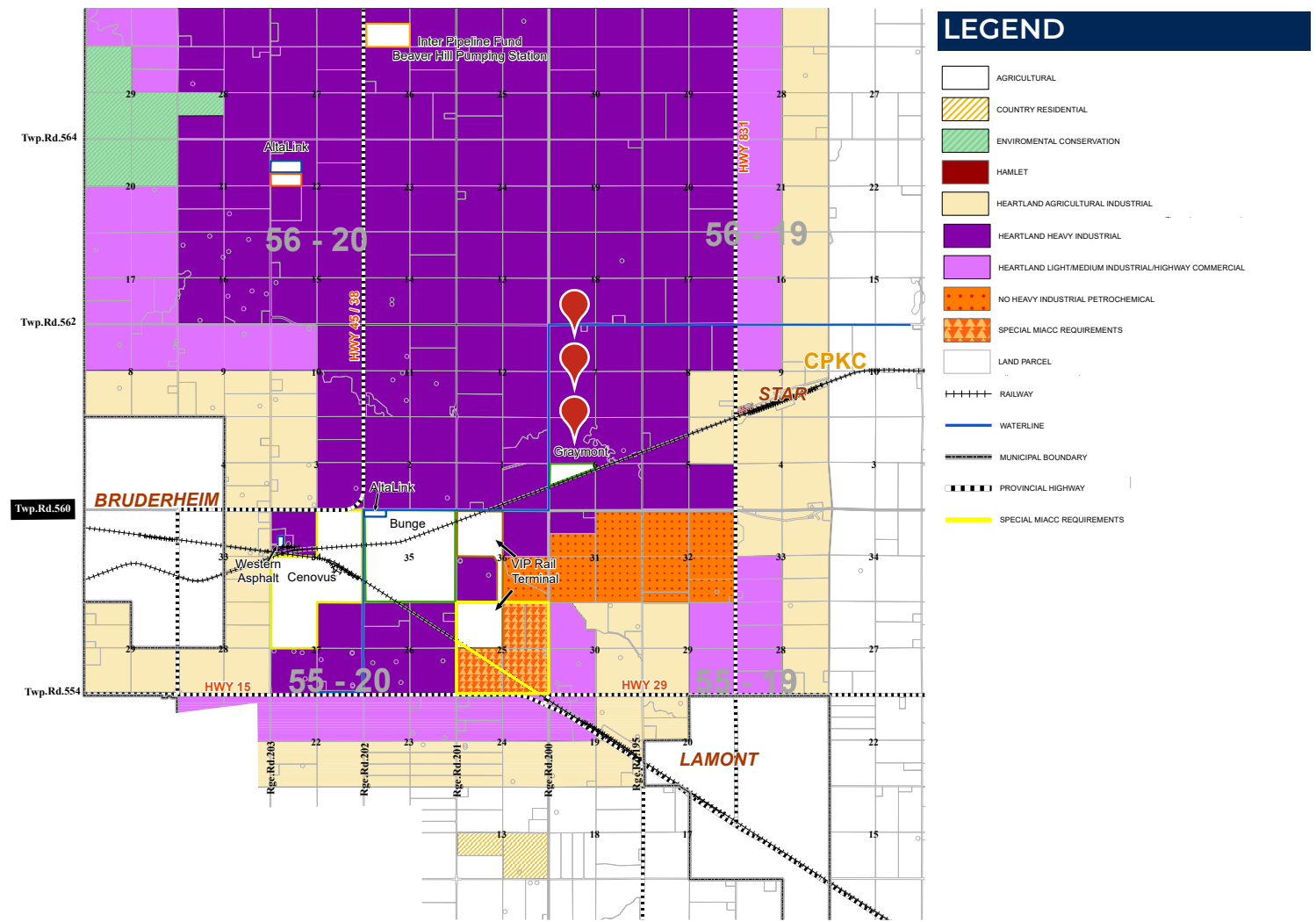


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Why Invest?



Favourable Taxation and Government Incentives:

Alberta offers the lowest corporate tax rate in Canada, with no sales taxes and no payroll taxes. These low taxes enable businesses to keep a larger share of their earnings, boosting profitability and allowing for greater investment in expansion and innovation.



Rail and Transportation Access:

Access to CP rail significantly boost distribution capabilities. Alberta's Industrial Heartland is centrally located with a premier continental transportation network. Ongoing and future expansions will further enhance global market access. Alberta's highway network also offers extensive service points across the province, country, and beyond.



Streamlined Government Approvals for Heartland Projects:

As Alberta's and Canada's first Designated Industrial Zone (DIZ), investments in the Heartland benefit from reduced red tape and a faster regulatory process compared to other regions. This streamlined regulatory framework offers investors greater certainty and clarity.



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INDUSTRIAL LAND FOR SALE

Alberta's Industrial Heartland



**ALBERTA'S
INDUSTRIAL
HEARTLAND**

The Capital Investment Destination



Alberta's Industrial Heartland, located northeast of Edmonton, is Canada's largest hydrocarbon processing hub, with over \$45 billion in existing capital investment and more than 40 companies in sectors such as oil, gas, petrochemicals, and advanced manufacturing. Centrally positioned within a top continental transportation network, the region benefits from planned expansions to boost global market access and various investment incentives.

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