



Mullen Property

Fort Saskatchewan | Alberta

Property Information:

- Site Name** Mullen Property
- Location** Hwy 825 & Range Rd 225, Fort Saskatchewan, AB
- Latitude** 53 44' 03" N
- Longitude** 113 14' 13 W
- Ownership** MTS Investments
- Site Size** 155 acres
- Rail Frontage** 1,930 ft. (590 metres)



Contact: **Linda Vergata**
linda.vergata@cn.ca



Certification review by JLL
is certified accurate as of October 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 close to milepost 114.25

Frontage: 1,600 ft. (500 metres)

Operations: Ideal for hook and haul service



Specific Property Information

Zoning classification: Medium Industrial (I4)

Electric: Atco (Electric)

Natural Gas: Atco (Gas)

Water: Sturgeon County

Wastewater: Sturgeon County

Telecommunications: Bell and Shaw

Highways: Hwy 825 (4,500 ft.)



Regulatory Assessments:

Environmental: No issues identified

Heritage: No issues identified

First Nations: No issues identified

Conservation Authorities: No issues identified



Suggested Fit for Use:

Rail served renewable energy plants,
agribusiness distribution center

Alberta Petrochemical Incentive Program may be available for petrochemical projects



View from Range Road 225 looking southeast across property



View from SE corner of property looking NW



View from Range Road 225 looking east across property



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