



# 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



Contact: **Karen Jensen**  
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Certification review by JLL  
is certified accurate as of June 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:** 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



### Suggested Fit for Use:

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



Southwest corner access road



Rail spur

*\*Alberta Petrochemical Incentive Program may be available for petrochemical projects*



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