

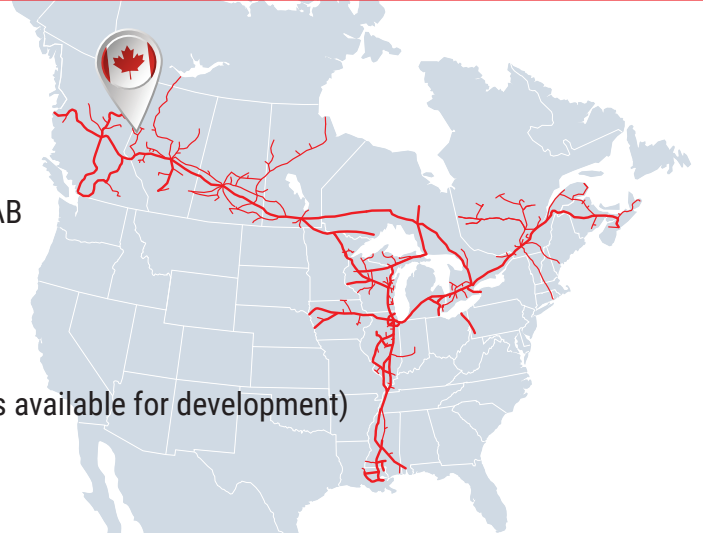


Greenview Industrial Gateway

Grande Prairie | Alberta

Property Information:

- Site Name** Greenview Industrial Gateway
- Location** Municipal District Greenview, AB
- Latitude** 54 48' 29" N
- Longitude** 118 39' 33" W
- Ownership** Municipal District Greenview
- Site Size** 480 acres (various parcel sizes available for development)
- Rail Frontage** 5,280 ft. (1,600 metres)



Contact: **Karen Jensen**
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Certification review by JLL
is certified accurate as of October 2021

Greenview Industrial Gateway

Grande Prairie | Alberta



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: Grande Cache milepost 198

Frontage: 5,280 ft. (1,600 metres) on CN mainline

Operations: Ideal for hook and haul unit train operation



Specific Property Information:

Zoning classification: Heavy industrial zone

Electric: Atco (Electrical)

Natural Gas: TransCanada Gas connection 650m

Water: Process water available

Wastewater: Stormwater assets designed by developer

Telecommunications: Canadian Fiber Optics 3G

Rogers and Shaw cellphone coverage

Highways: Hwy 40 (1.5 mi.), industrial roads to be constructed in 2022



Regulatory Assessments:

Environmental: Completed

Heritage: No issues identified

First Nations: Completed

Conservation Authorities: Wetland assessment completed



Suggested Fit for Use:

Petrochemicals*, natural gas processing, renewable energies, fertilizer, metals, minerals, rail served carbon capture and sequestration

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



Aerial view of property looking northwest with CN rail line in the foreground.



View from Hwy. 40 looking southeast across the property.



View looking southwest across CN rail line at the property.



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