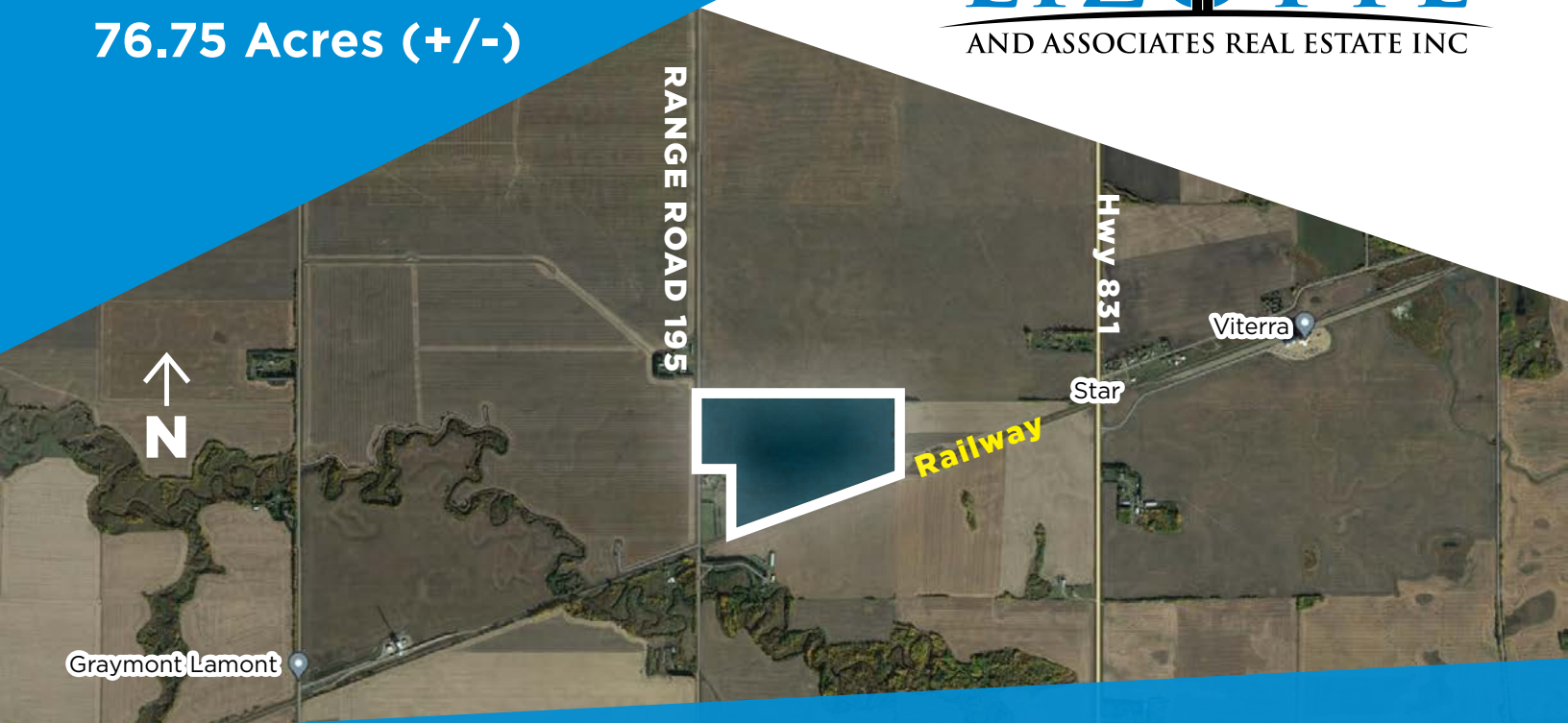


FOR SALE

76.75 Acres (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



Range Road 195 & Township Road 562, Lamont County, AB

LAMONT HEARTLAND INDUSTRIAL PARK LAND

Property Highlights

- Heartland Industrial Land
- Vendor financing is available
- CN Rail Line on site with spur possibility
- Highway commercial and industrial land
- Vendor willing to sell smaller portions of land as little as 20 Acres (Purchaser will be responsible for subdivision and servicing costs)
- These lands are ideally located for the following uses: Heavy Industrial, Energy, Agri-business, Transportation, Logistics, & Distribution



780.488.0888



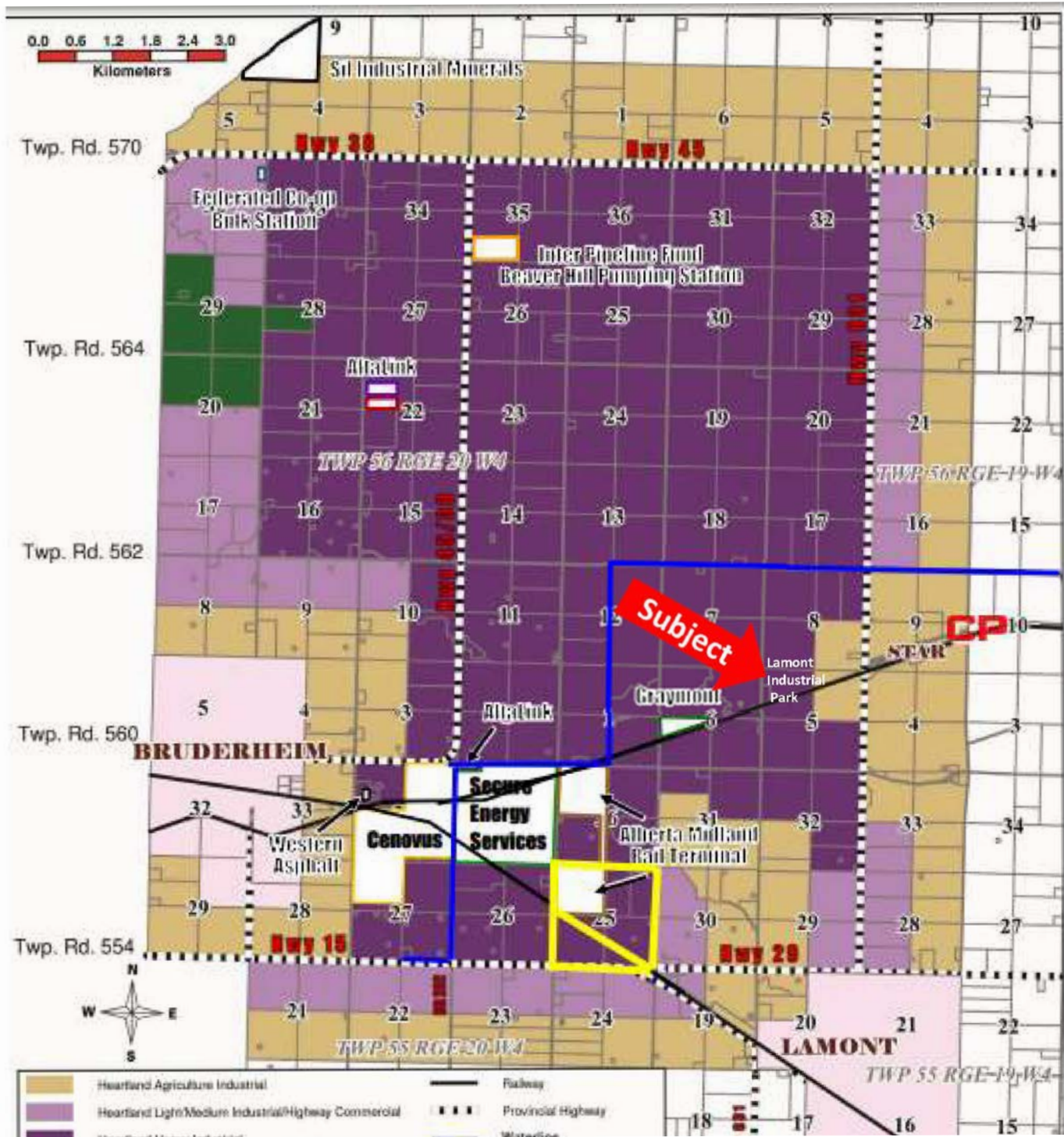
www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

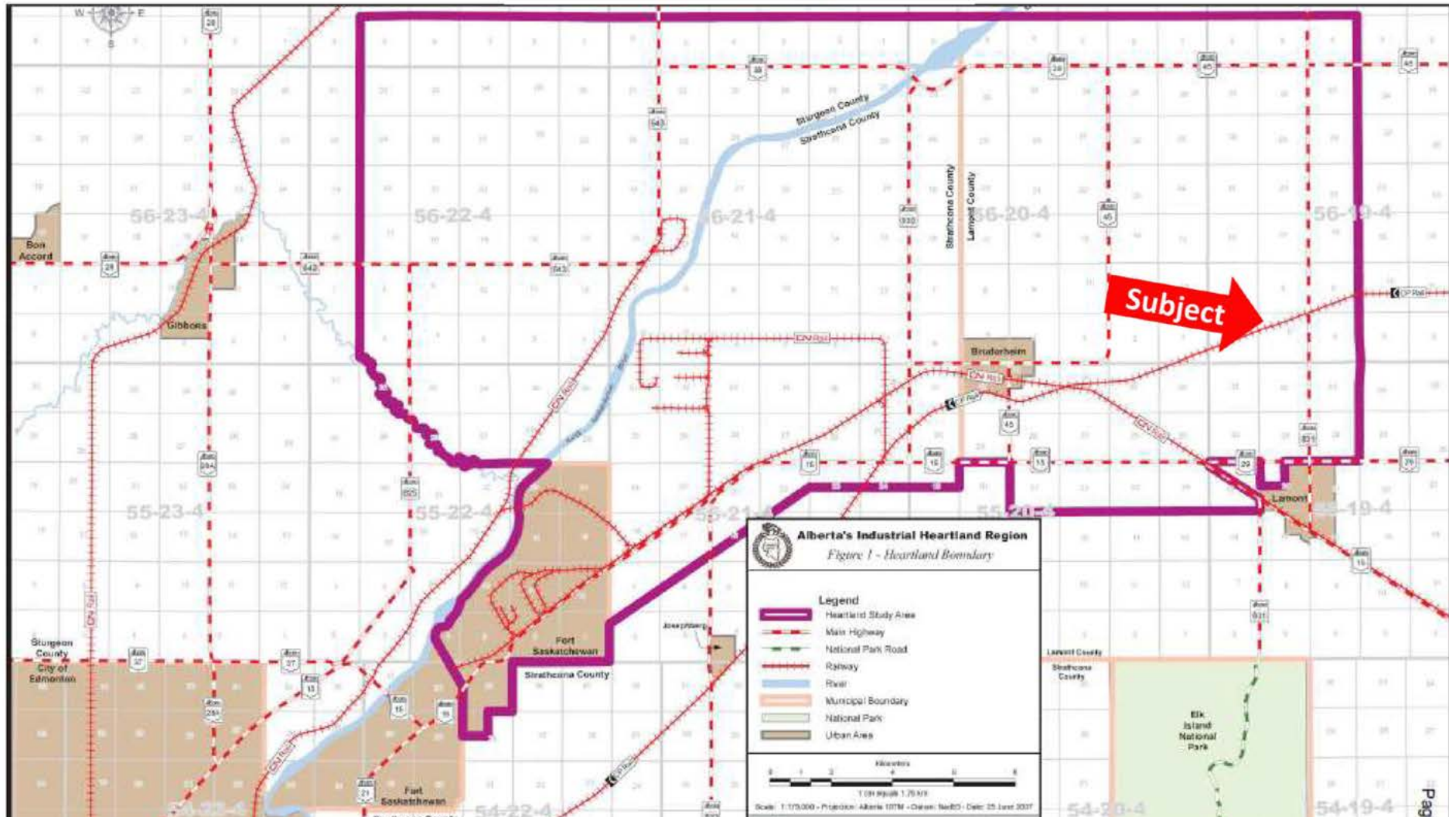


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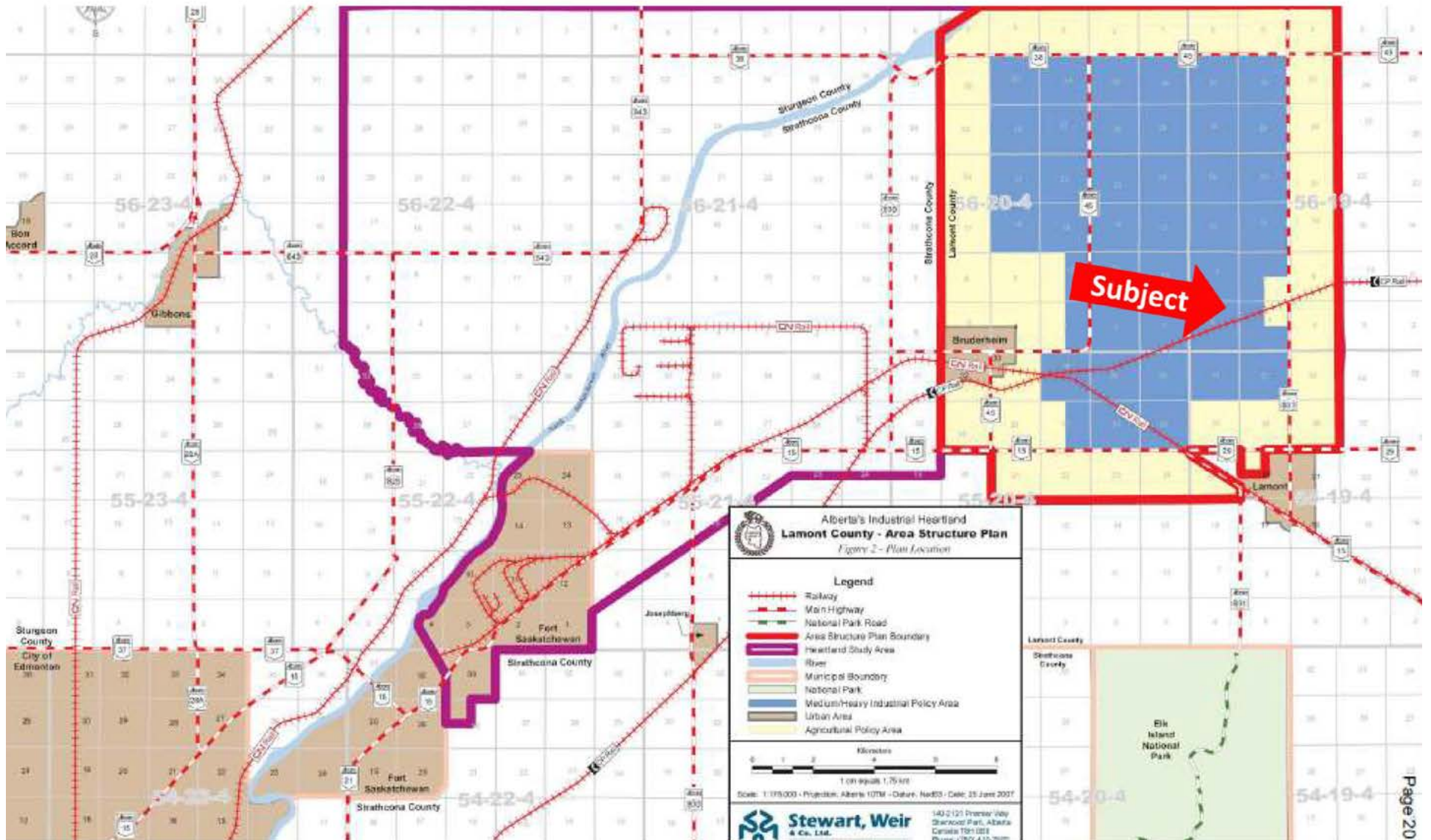
ALBERTA'S INDUSTRIAL HEARTLAND

AREA STRUCTURE PLAN



ALBERTA'S INDUSTRIAL HEARTLAND

AREA STRUCTURE PLAN



ALBERTA PETROCHEMICALS INCENTIVE PROGRAM

The Government of Alberta launched an incentive program designed to enhance the competitiveness of Alberta and to attract large scale, value-add, petrochemical projects.

PROGRAM GOALS

The goal of APIP is to attract new petrochemical, fertilizer, and hydrogen production facilities into Alberta that will utilize Alberta's abundant natural gas resources and petrochemical feedstocks.

TIMELINES

APIP is currently open to applicants and will be delivered over a five or 10-year program period, depending upon the scope of the project.

INCENTIVE DELIVERY

Supports through APIP will be delivered through grants once the project becomes operational. The value of the grants will be 12% of a project's eligible capital costs.

PROJECT ELIGIBILITY

- Project must be physically located in Alberta.
- Project capital investment must be at least \$50 million (CDN\$).
- Project must create permanent jobs in Alberta.

PROJECT ELIGIBILITY

Facility must use natural gas, natural gas liquids, or petrochemical intermediaries (ethylene, propylene, benzene, etc.) in the manufacturing of products.



HEARTLAND INCENTIVE PROGRAM

The Heartland Incentive Program (HIP) is a novel incentive program offered by the member municipalities of Alberta's Industrial Heartland Association to promote investment in the energy value chain and associated infrastructure in Alberta's Industrial Heartland.

INCENTIVE

The HIP will provide incentives for new eligible projects valued between 1.0 - 2.5 percent of the project capital cost expenditures.

INCENTIVE DELIVERY

The HIP incentive will be administered by each individual AIHA member municipality and delivered through flexible options such as property tax abatements.

PROJECT ELIGIBILITY

- Project must be physically located in Alberta's Industrial Heartland.
- Have a total project cost greater than \$50 million (CDN).

PROJECT ELIGIBILITY

- Meet minimum job creation thresholds.
- Fall within the energy value-chain or associated infrastructure.



Heartland Industrial Land

Alberta's Industrial Heartland is of the world's most attractive locations for, petrochemical, oil, and investment. It is also Canada's largest hydrocarbon processing region. The region's 40+ companies, several being world scale, provide fuels, fertilizers, power, petrochemicals and more to provincial and global consumers.

\$Market (76.75 Acres +/-)

Meridian 4, Range 19, Township 56, Section 5 North West Quarter

Zoning: Future Heavy Industrial Subdivision

<https://industrialheartland.com/opportunity/>

The Heartland Opportunity

<https://www.youtube.com/watch?v=56TSYauAOVw>

SPECIFIC INVESTMENT OPPORTUNITIES

- Electrical co-generation
- Phenol production for resin in composite board products
- Hydrogen transfer, hydrogen fuel cells, hydrogen production
- Ethanol Amines
- CO2 capture, aggregation, and sequestration
- Warehousing and packaging
- Natural gas and natural gas liquids fractionation
- Polypropylene/propylene
- Ethylene/polyethylene
- Fertilizer
- Electricity
- Logistics and infrastructure



Alberta's Industrial Heartland is Canada's largest hydrocarbon processing center. Our unique region offers world class facilities that can produce global scale quantities, and are responsible for 43% of our national basic chemical manufacturing industry. Alberta's Industrial Heartland is ideally located in the province of Alberta, offering attractive and extensive opportunities in multiple sectors.

FOR SALE

LAMONT HEARTLAND INDUSTRIAL PARK LAND

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: Range Road 195 & Township Road 562,
Lamont County, AB

Size: 76.75 Acres (+/-)

Zoning: Future Highway Commercial & Industrial Land

Possession: Immediate

Contact

Karim Bensalah

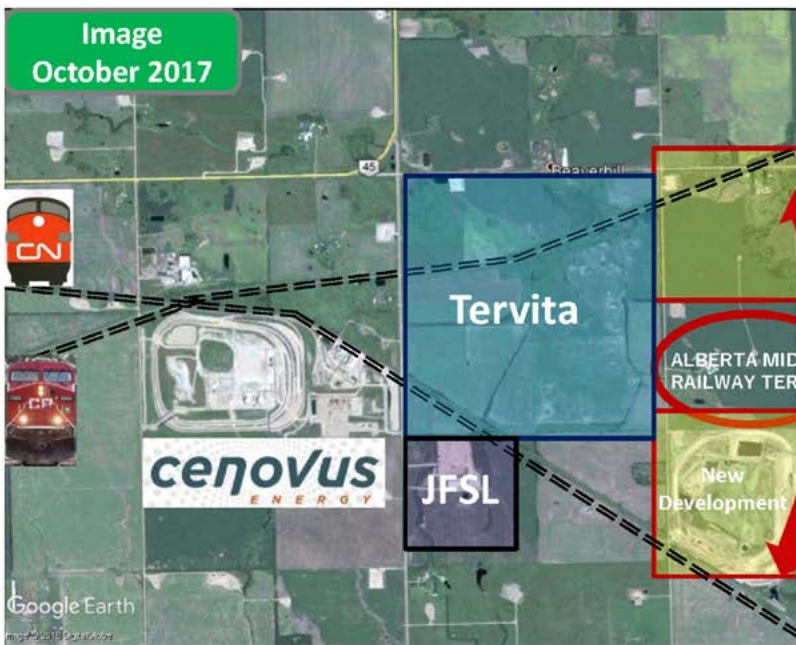
Associate

Cell: 780.729.4382

karim@lizotterealestate.com

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Purchase Price: Market



780.488.0888



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