

# SHEERNESS INDUSTRIAL PARK

The Sheerness Industrial Park is a 320 acre rural industrial park located in the Special Areas along Highway 36, a designated high-load corridor in eastern Alberta.

Low costs and flexible parcel sizes make the Sheerness Industrial Park ideal for industrial uses that may not be suitable closer to residential developments, including agri-food processing, fertilizer production, and hydrogen production.

## HIGHLIGHTS



### Abundant space and flexible parcel sizes accommodate large range of industrial development

- 319 acres being developed (128 ha)
- 8 industrial, 30-43+ acre lots available



### Lower costs of land, living, and tax rates



### Proximity to major transportation routes

- 1 km from Highway 36 - a designated high-load corridor connecting the US border to Fort McMurray
- 15 km from Highway 9
- Within 100 km of CP and CN rail



### Proximity to assets for industrial development

- Less than 10 km from the NGTL natural gas transmission system
- Three-phase power available in 2023
- Adjacent to 240kV and 500kV electrical transmission lines
- Raw water for industrial use



### Access to amenities and quality of life for your workforce and their families

- Quality housing for a fraction of city market prices
- Excellent schools with small class sizes
- High-speed, fibre optic internet
- First-class recreation and sport options
- Range of accessible healthcare options

## INFRASTRUCTURE & UTILITIES

### ELECTRICITY

ATCO Energy

### GAS

East Central Gas Co-op

### WATER OPTIONS

Licensed Raw Water for Industrial Use

### SEWER

Private Systems

### INTERNET

Netago/Mascon by TELUS

## LAND AVAILABILITY

### SIZE OF LOTS

**30-43+ acre** lots available

### TOTAL NUMBER OF SITES

**8**

## DEVELOPMENT STANDARDS

Special Areas has easy-to-navigate development processes and works with developers to bring investment to the region.

The Sheerness Industrial Area Structure Plan provides valuable information for investors including servicing options for water, wastewater, stormwater, transportation, emergency services, and shallow utilities. A range of parcel sizes are envisioned and can be configured to suit at the time of subdivision.

## PURCHASE PRICE

Special Areas works with potential developers to support economic development through an array of business incentive and attraction packages.

Please contact the Special Areas for more information on how these packages can work for your development.

## CONTACT INFORMATION

To learn more about this low-cost, high-opportunity land, please contact the Special Areas Board at **403-854-5600**.  
Contact the Special Areas Board now to learn more about this low-cost, high opportunity land while it is still available!

**Special Areas Board** | Trent Caskey  
(Director – Property Administration)

Call 403-854-5614 or email [trent.caskey@specialareas.ab.ca](mailto:trent.caskey@specialareas.ab.ca)

**Harvest Sky Region** | Mark Nikota  
(Economic Development Officer)

Call 403-854-5999 or email [mark.nikota@harvestsky.ca](mailto:mark.nikota@harvestsky.ca)

