

SECTION C: INFRASTRUCTURE



PROPERTY PROFILE

Prosperity Industrial Park is a 72-acre industrial park made up of 17 serviced lots ranging in size from approximately 1.48 acres to 22.16 acres. It is located on the east end of the Town of Vegreville's municipal boundary. It is bordered by Highway 16-A to the South, Range Rd 144 to the East, and Township Rd 522A to the North. All lots are presently available for sale by the Town of Vegreville.

The Town of Vegreville has and is specifically targeting the smart ag/agri-processing industry, including bio-economy development, as potential tenants for Prosperity Industrial Park due to the municipality's immediate proximity to agriculture lands and industry and major cross-country/continent transportation corridors.

PROPERTY OVERVIEW

City:	Vegreville
Province:	Alberta
County:	N/A
Acres:	72
Pricing Note:	\$50,000/CN
Topography:	Gently rolling
Zoning:	M-2 Heavy Industrial

SITE CONTACTS

Economic Development Contact

Bob Bezpalko
Alberta Hub
780-645-1135
bobbezpalko@albertahub.com

ADDITIONAL NON-RATED SITES

Infrastructure Site Contact

Bob Buckingham
bob@ecostrat.com

Transportation

Nearest Highway: Hwy 16 (4 lane east-west)	Rail Served: Yes, CN
Nearest high-load corridor: Highway 36 (major N/S)	Rail Accessible: No current spur available
Nearest Airport: Vegreville Regional (5km)	Air Infrastructure in Place: No
Nearest Commercial Airport: Edmonton International Airport (130 km)	

Electric Service

Supplier: ATCO Electric
Ownership: Canadian Utilities
Phone: 844-687-2826
Capability: Three phase, 25KV 5MW

Website: www.atcoelectric.com
All Utilities Extend to Site: available
Nearest Substation: <1 km

Natural Gas

Supplier: ATCO Gas
Ownership: Canadian Utilities
Phone: 800-511-3447
Capability: 1200GJ/day

Website: www.atco.com
Size of Main: 6" / 12"
Pressure: 60psi

Water

Supplier: Town of Vegreville
Ownership: Public
Phone: 780-632-2606
Capability: Not Available

Website: www.vegreville.com
Size of Main: 12"
Peak Capacity: text

Wastewater

Supplier: Town of Vegreville
Ownership: Public
Phone: 780-632-2606
Capability: Not Available

Website: www.vegreville.com
Size of Main: 6" – 12"

Telecommunications

Supplier: Telus
Ownership: Private
Phone: 866-771-9666

Website: www.telus.com
Platforms: Wireless, fibre