



INVESTMENT OPPORTUNITY

PENHOLD RAIL LANDS

114-ACRE INDUSTRIAL DEVELOPMENT
LAND IN PENHOLD, ALBERTA



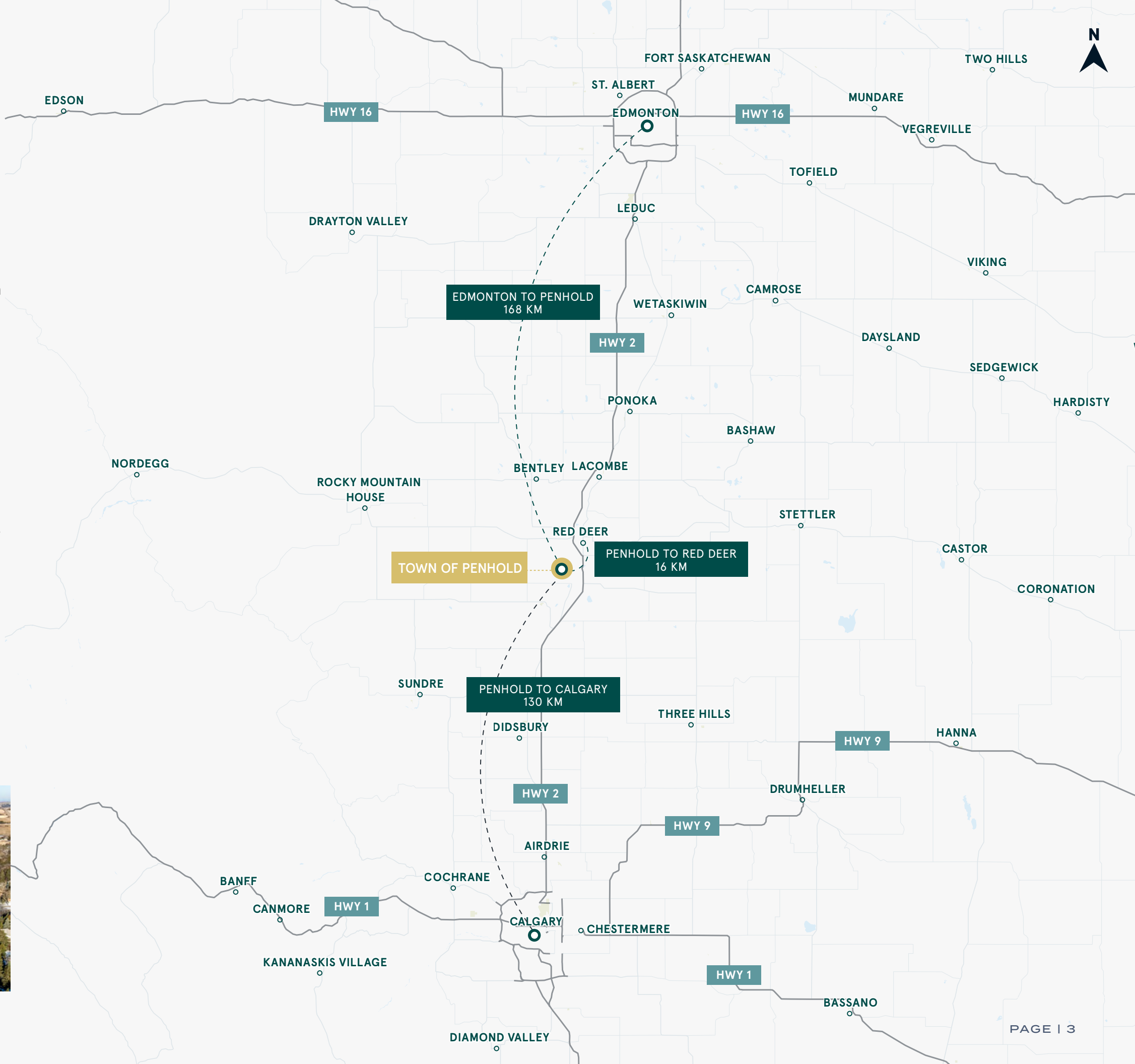
Industrial Land Opportunity

Jones Lang LaSalle Real Estate Services, Inc. (“JLL” and/or the “Advisor”) has been exclusively retained to offer for sale an exceptional rail serviced industrial land opportunity strategically positioned in Penhold, Alberta (the “Site”). This 114-acre Site is situated 16 kilometres (“km”) south of Red Deer and equidistant between Calgary and Edmonton (roughly 140 kms from each).

The Site is zoned I1 (Light Industrial) and I2 (Heavy Industrial), ready for immediate development. With approximately 92 developable acres, the Site has significant industrial potential with flexibility for phased growth or immediate large-scale operations. Key features include direct Highway 2A access, the CPR line abutting the eastern property boundary, and CN rail service potential.

If residential development is desired, the Town of Penhold is open to an expedited land-use amendment process to support a comprehensively planned residential subdivision.

The Site is being offered for sale with an asking price of \$4,500,000.



Investment Highlights

STRATEGIC LOCATION

Centrally located in the heart of Alberta's economic corridor. Within a 150 km radius, you can reach Edmonton's industrial and energy sector, Calgary's corporate headquarters and distribution networks, and Red Deer's regional commercial base.

MUNICIPAL SERVICES

Full municipal services are available for tie-in, featuring an abundant water supply and power.

DUAL RAIL ACCESS

Rare opportunity featuring CP Rail Infrastructure on site with CN Rail service potential. Ideal for bulk shipping, heavy industrial, and logistics-intensive businesses.

EXCEPTIONAL ACCESS

Located approximately 3 km south of Red Deer Regional airport, ~120 km north of Calgary International Airport, and ~140 km south of Edmonton International Airport.

COST ADVANTAGE

Lower land, operating costs, and real estate taxes compared to the Calgary and Edmonton metropolitan areas.

LABOUR POOL

Access to Red Deer's established labour pool. Additionally, a young and growing population in Penhold (6% growth between 2016 and 2021). Competitive wage rates compared to Calgary and Edmonton. Lower employee housing costs enhance recruitment.



Fleming Slough

Approximate boundaries of developable area

Site Overview

Legal Description	Pt. NW 1/4 Section 36, Township 36, Range 28, West of the 4th Meridian (NW36 36-28-4)
Town	Penhold, Alberta
Site Size	114 total acres with approximately 92 acres of developable land
Current Land Use	I1- Light Industrial and I2 - Heavy Industrial
Services	Full municipal services available for tie-in
Site Improvements	None

Location Highlights

Key Drive Times

Major Cities

- City of Red Deer - 17 Mins (16 Km)
- City of Calgary - 1 Hour, 20 Mins (130 Km)
- City of Edmonton - 1 Hour, 50 Mins (168 Km)

Highways & Landmarks

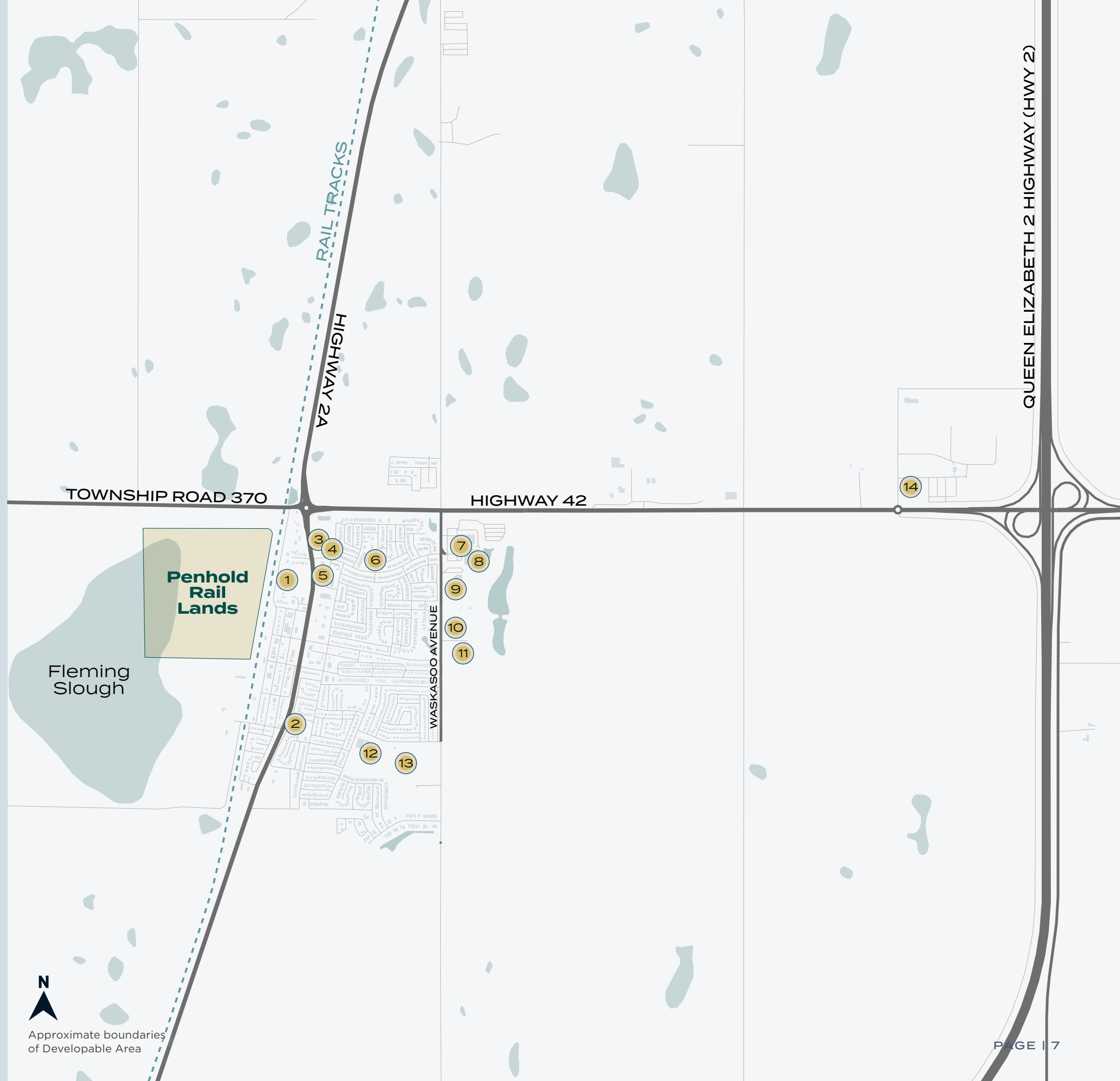
- Highway 2A - 2 Mins
- Highway 42 - 2 Mins
- Queen Elizabeth II Highway (Highway 2) - 5 Mins
- Red Deer Regional Airport - 6 Mins
- Gasoline Alley - 8 mins

Surrounding Amenities

- | | |
|--------------------------------------|---|
| 1. Penhold Elementary School | 9. Penhold Waskasoo Middle School |
| 2. Tranquility Park | 10. Multi-Use All-Wheel Park |
| 3. Esso & Car Wash Bay | 11. Penhold Baseball Diamond |
| 4. Pharmasave Penhold | 12. Jessie Duncan Elementary School |
| 5. Retail Shops & Amenities | 13. Critters Corner Playground |
| 6. Hawkridge Blvd Park | 14. Petro-Canada Gas Station & Truck Stop |
| 7. Penhold Regional Multiplex | |
| 8. Penhold Crossing Secondary School | |

Demographics

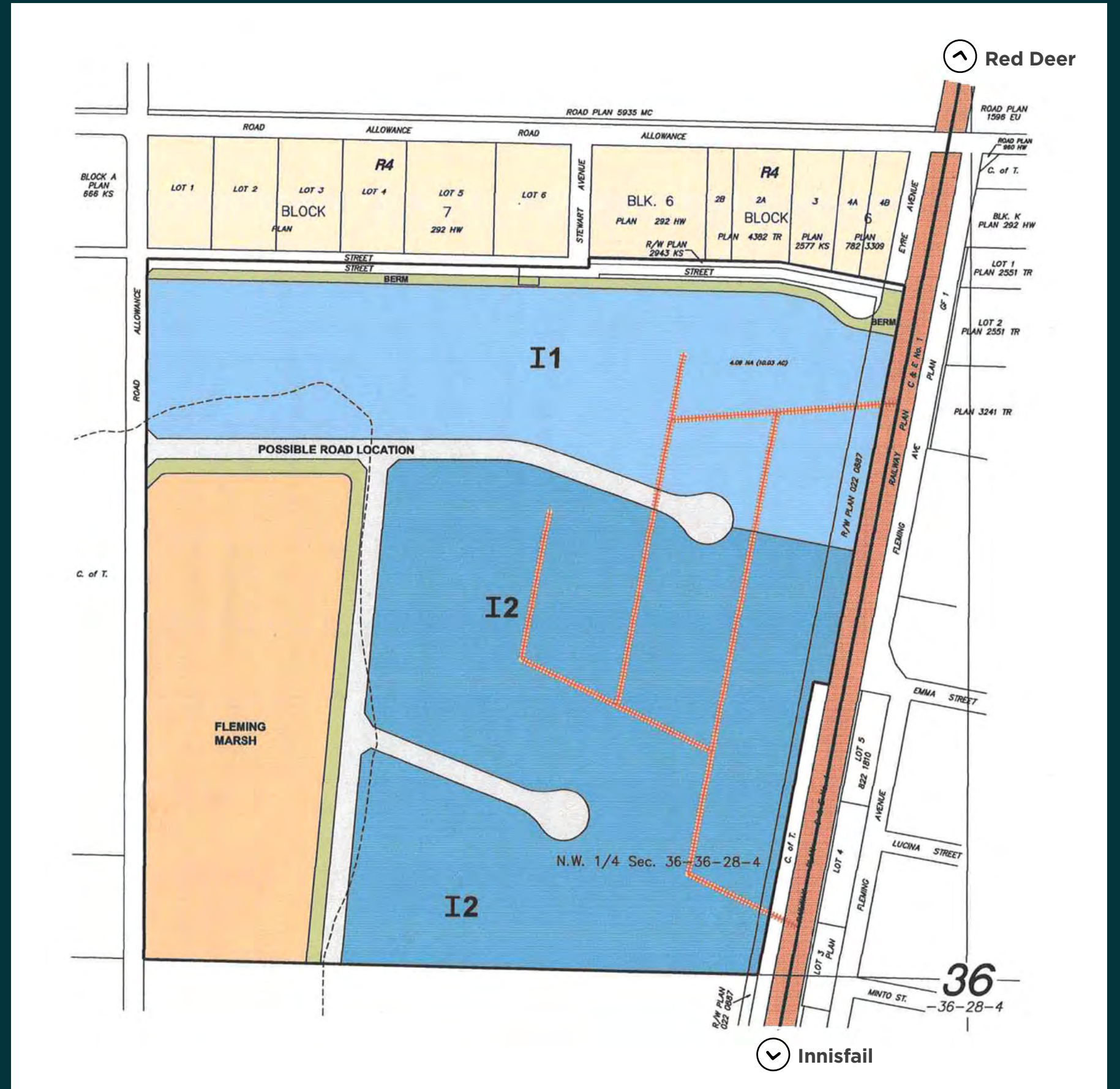
	PENHOLD	RED DEER	INNISFAIL
Population	3,484	100,844	7,985
Population Density	311/km ²	966.5/km ²	411.7/km ²
Median Age*	34.4	38.8	46.0
Median Employment Income [†]	\$65,000	\$42,800	\$40,000



Conceptual Plan for Industrial Development

Map Key

- I1 - Light Industrial
- I2 - Heavy Industrial
- Residential
- Municipal Reserve
- Urban Reserve
- Existing Rail Main Track
- - - - - Proposed Rail Main Track





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Offering Process

The Site is being offered for sale with an asking price of \$4,500,000. For more information, please reach out to the Advisors below:

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