FOR SALE

6102/6402 48 Avenue

OLDS • ALBERTA

MEGAWATTS

22

LARGE-SCALE INDUSTRIAL FACILITY OPPORTUNITY

22 MEGAWATTS ON 40.31 ACRES

JLL

PROPERTY
OVERVIEW

MUNICIPAL & LEGAL ADDRESSES

Parcel	Municipal Address	Legal Address
Parcel 1	6102 48 Avenue, Olds, Alberta	Plan 1710892, Block 1, Lot 13
Parcel 2	6402 48 Avenue, Olds, Alberta	Plan 1511656, Block 1, Lot 4

NUMBER OF PARCELS
2 Parcels

ZONING
DC-7 Direct Control

140 Individually Secure, Fully Connected, Environmentally Controlled Spaces

YEAR BUILT
2017 - 2020

POWER
22 Megawatts*

2 Administrative Office Buildings Complete with Warehouse and Multiple Loading Docks

SITE SIZE - 40.31 ACRES
Parcel 1: 29.83 Acres
Parcel 2: 10.48 Acres

BUILDING AREA
448,000 SF

680 CCTV Cameras with Access Controlled Gates and Tamper Monitored Fenceline

ASKING PRICE
$26,000,000

*Confirmed by Fortis on October 1, 2026

40.31 ACRES LARGE-SCALE INDUSTRIAL FACILITY OPPORTUNITY

Aerial view of the Property

POWER SUPPLY

Large-scale power infrastructure was constructed by Fortis specifically for this facility.

The power contract has been reduced significantly, but all infrastructure remains on site currently, offering a buyer the ability to customize a power contract with Fortis. The power infrastructure is disseminated throughout the site, so powering up individual site sections makes it possible to allow multiple different uses on site. This could include data centres, cryptocurrency mining, or cannabis production.

ASCEND™ AIR-COOLED CHILLER

Chillers at Pods 4S & 5S

The cooling equipment used in the building is an **Ascend™ Air-Cooled Chiller**, which is a component of the HVAC system. Key specifications for the Model ACRA300 chiller include:

GENERAL PERFORMANCE

- Nominal Tonnage: 300 tons
- Refrigeration Capacity: 268.1 tons
- Cooling Efficiency: 10.36 EER (Btu/W-h)
- IPLV.IP: 21.67 EER (Btu/W-h)

EVAPORATOR

- Evaporator Fluid Type: Propylene glycol
- Leaving Fluid Temperature: 42.00°F
- Entering Fluid Temperature: 52.00°F
- Fluid Flow Rate: 690.8 gpm

ELECTRICAL

- Unit Voltage: 575 volts, 3 phases, 60 hertz
- Total Power: 310.6 kW
- Short Circuit Current Rating: 25,000.00 A

PHYSICAL DATA

- Length: 495.900 in
- Width: 88.100 in
- Height: 98.400 in
- Operating Weight: 20,918.0 lb

The unit complies with the efficiency requirements of ASHRAE Standard 90.1 2010 and is certified in accordance with the AHRI Air-Cooled Water-Chilling Packages Certification Program.

Argus Controls

Boilers

Newest Pod HVAC

Typical 2,000 SF Room

INVESTMENT HIGHLIGHTS

ALBERTA'S AI DATA CENTRE STRATEGY

The Province of Alberta's AI Data Centre Strategy establishes a highly favourable environment for power-intensive projects, positioning the province as a premier destination for AI data centre investment.

CLIMATE & WATER ADVANTAGES

Alberta's strategic AI Data Centre approach extends to **cooling and water resources**, which are essential for efficient data centre operations.

SUPERIOR FINANCIAL & COSTS ADVANTAGES

Alberta offers compelling cost advantages, a more favorable foreign exchange rate, and access to lower-cost natural gas and competitive land pricing directly reducing long-term operational expenditures and minimizing initial capital outlay. Furthermore, Alberta's highly competitive corporate income tax regime, one of the lowest in North America.

STABLE POLITICAL ENVIRONMENT

The province's political landscape has a well-established pattern of long-term, single-party majority governments, with parties often governing for several decades, a trend that continues with the current United Conservative Party.

NATURAL GAS GENERATION CAPABILITY

Alberta stands as Canada's undisputed leader in natural gas, offering a secure, abundant, and long-term energy supply critical for large-scale industrial operations. The province's production is exceptionally robust, consistently accounting for approximately 60% of Canada's total marketable output.

POTENTIAL CO-GENERATION OPPORTUNITIES

Leveraging Alberta's status as Canada's largest producer of abundant and low-cost natural gas, a future owner or tenant could implement this highly efficient system to produce both electricity and usable thermal energy from a single fuel source.

SCALABLE DEVELOPMENT ENVIRONMENT

Alberta's physical capacity for expansion is underpinned by vast, cost-effective land parcels and robust infrastructure, including high-capacity power grids, abundant natural gas, and major transportation corridors.

LOCATION
OVERVIEW

The Property is located 50 minutes from the Calgary International Airport in the Town of Olds, Alberta. When in full operation, the Property employ upwards of 950 staff, most of whom were residents in the surrounding area.

Benefits of the location include lower land costs and lower property taxes than being located in a major centre, but with all the amenities and services in Olds that staff would require.

DRIVING DISTANCES

- City of Red Deer - 45 Minutes
- Calgary International Airport - 50 Minutes
- Downtown Calgary - 1 Hour, 13 Minutes

Map Key

- Rail Tracks
- Zayo Fiber
- Natural Gas Pipeline

FOR SALE

6102/6402 48 Avenue, Olds, AB

ONLINE LISTING | DEAL ROOM

The Property is being offered to the market with a listing price of $26,000,000, with offers to be reviewed on a first come, first served basis. The Vendor is motivated by a 2026 sale closing. The Vendor reserves the right to call a bid date, which will shall be communicated by the Advisors with a minimum of eight (8) business days' notice.

All inquiries regarding the Property should be directed to the under-noted on behalf of the Vendor. Interested parties are invited to set up a tour of the Property through the Advisor with advance notice.

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