

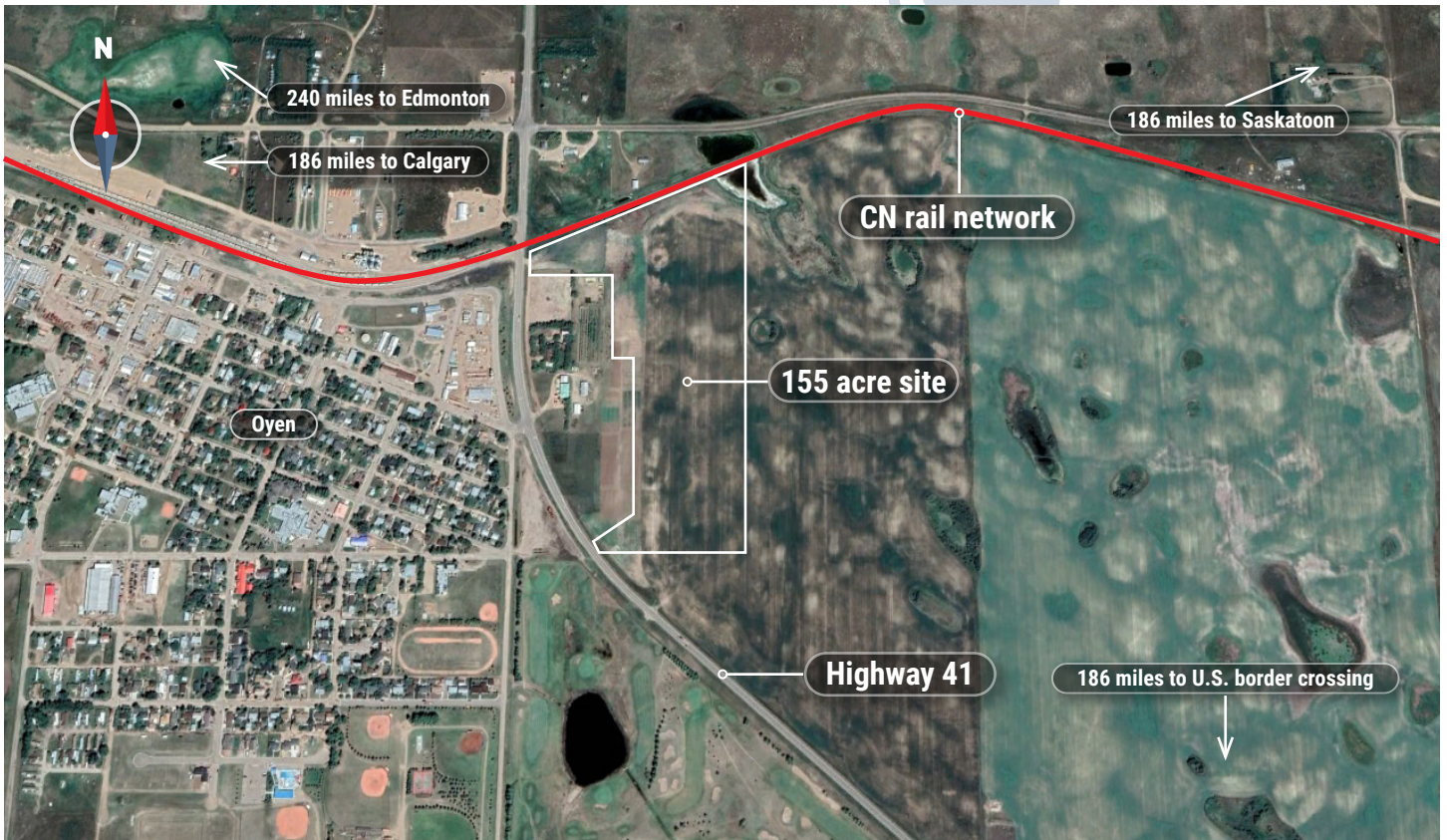


# Oyen Regional Railpark

Oyen | Alberta

## Property Information:

- Site Name ..... Oyen Regional Railpark
- Location ..... NW-35-27-4-W4
- Latitude ..... 51° 21' 20" N
- Longitude ..... 110° 28' 12" W
- Ownership ..... Oyen Development Corporation
- Site Size ..... 155 acres plus 125 acres in proximity
- Rail Frontage ..... 3,000 feet direct access



Contact: **Shane Edwards**  
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Certification review by JLL  
is certified accurate as of March 2021

# Oyen Regional Railpark

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## This location has been designated a CN Certified Rail Ready Site.

Through our 3rd party partner, JLL, this site has been evaluated and is now available for development. Our trusted, dedicated team has the resources and expertise in supply chain logistics and facility development, and we're ready to help you get to your final operational success and beyond.

## By selecting a CN Rail Ready Site, you can:

- Reduce development and project build time
- Reduce investment risk by ensuring access to rail
- Increase speed to market for your products
- Lower costs due to mitigated risk

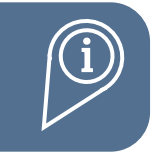


### CN Rail Connectivity:

**Subdivision:** Oyen mainline milepost 65.98

**Frontage:** 3,000 ft. (915 metres)

**Operations:** Regular manifest service; can accommodate hook and haul unit trains



### Specific Property Information:

**Zoning classification:** Agricultural; Town of Oyen supports Industrial rezoning

**Electric:** Atco

**Natural Gas:** Atco

**Water:** Aquifer 3 miles east

**Wastewater:** Town of Oyen

**Telecommunications:** Telus and Netago

**Highways:** Highway 41



View from property



### Regulatory Assessments:

**Environmental:** No issues identified

**Heritage:** No issues identified

**First Nations:** No issues identified

**Conservation Authorities:** Supportive and engaged in site development



### Suggested Fit for Use:

Agricultural, industrial, energy



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