

Wetaskiwin already proves the logistics case: Home Hardware runs its Western Canadian Distribution Centre from here, serving the West from a single Wetaskiwin footprint. The City sits on the Highway 2A/13 junction, minutes from the QEII and the CANAMEX corridor, ~35 minutes from Edmonton International air cargo, with a driver-and-operator workforce and land priced well below metro alternatives. For distribution and warehousing — sectors with modest utility needs — that combination is hard to beat.

## WHY WETASKIWIN

- Built for trucking: Hwy 2A/13, 10 min to the QEII, CANAMEX-adjacent; <24-hr reach across the West.
- Low-utility fit: warehousing needs serviced land, not heavy power — ours is below metro.
- Proven anchor: Home Hardware runs & expanded its Western Canadian DC here.
- Operator workforce: ~23.75% in Trades / Transport / Equipment Operators.

## PROVEN HERE

Home Hardware Western Canadian Distribution Centre - serving the West from a single Wetaskiwin footprint.

**SEI 8.12ac**  
**\$135K/ac**

**75/50/25%**  
**3-year tax incentive**

**35 min**  
**YEG air cargo**

### AVAILABLE LAND & SITES

Ready now — South East Industrial Park (SEIP):

▶ **8.12 acres, 3 lots, M1 Light Industrial** — 3501 48 Street, listed at \$135,000/acre. Municipal water and sanitary sewer stubbed to the lot line, stormwater management complete, and final grading established — ready for building-permit application.

For larger or heavier-zoned requirements, the regional industrial portfolio includes:

- ▶ **Simpson Park** — 153 acres, light and heavy industrial, truck-route access to Highways 2A and 13.
- ▶ **Wetaskiwin Gateway Business Park** — 67 acres, light/heavy industrial and commercial, in close proximity to the CPKC rail line.
- ▶ **Additional SEIP phases & Airport ASP lots** — further serviced and serviceable parcels, including aviation-oriented sites.