

Manufacturers have chosen Wetaskiwin since the 1950s, roughly seventy years of continuous cluster history. That longevity has built something a greenfield location can't advertise: an established supplier network, a deep skilled-trades workforce, and a municipality that knows how to service industrial users. For machine shops, metal fabricators and equipment builders, Wetaskiwin offers serviced land, a competitive tax position, and corridor access to Western Canadian and export markets.

WHY WETASKIWIN

- 70+ Year cluster: fabricators, machinists & equipment builders here since the 1950s.
- Competitive Cost: 3-Year Tax Incentive, No municipal M&E tax
- Location: CANAMEX Corridor; Highway 13 and 2A; 35 minutes to YEG
- Trades-heavy workforce

THE CLUSTER IS ALREADY HERE

A.C. Dandy, Alberta Box Centre, Kimto Manufacturing, Manluk Industries, Masco Crane & Hoist, Nucor, Supreme International.

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.