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Development Strategists



 LLOYDMINSTER

# INDUSTRIAL INVENTORY ANALYSIS

CITY OF LLOYDMINSTER

2024

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# Supporting Lloydminster's Industrial Positioning Through Reliable Data and Market Assessment

- Establishing a baseline inventory of Lloydminster's industrial and mixed-industrial real estate.
- Analyzing current and future market demand and identifying new opportunities.
- Highlighting potential industry clusters and assessing their compatibility.
- Identifying industrial development trends that align with market demand and industry clusters.



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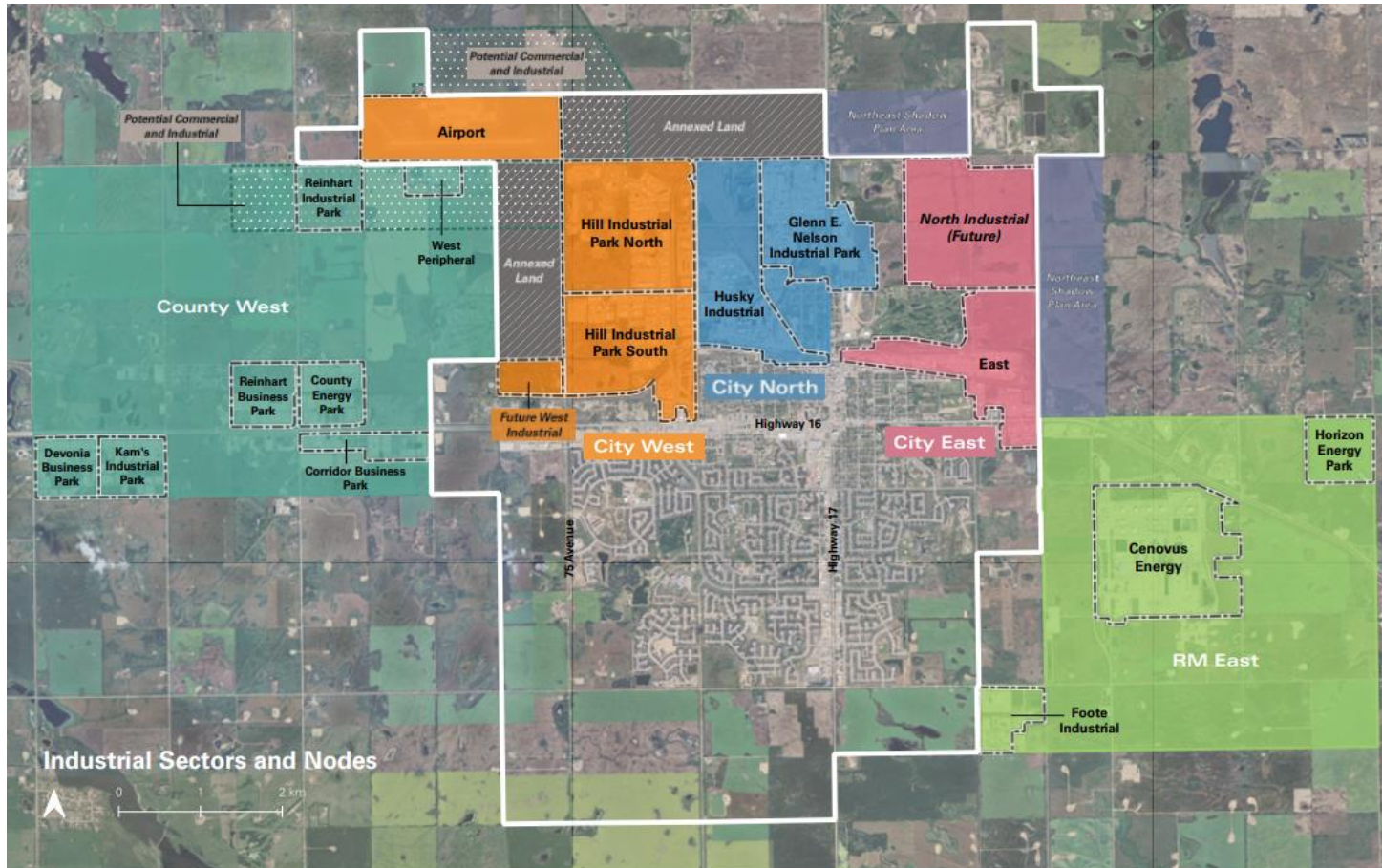
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# Industrial Nodes

1. City North Sector
2. City West Sector
3. City East Sector
4. County West Sector
5. Rural Municipality (RM) East Sector



## Inventory Analysis Report Figure 4-1 (Source: FBM)





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## Summary: City of Lloydminster Total Industrial

- Total Gross Land Area: 2,165 acres
- Total Occupied Land Area: 1,705 acres
- Total Building Space (est.): 5,399,409 sq. ft.
- Total Occupied Building Space (est.): 5,082,747 sq. ft.
- Number of Vacant Space: 5.9%
- Vacant or Undeveloped Lots: 460 acres
- Number of Businesses: 335



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## **Summary: Total Industrial - City of Lloydminster, County of Vermilion, RM of Britannia and RM of Wilton**

- Total Gross Land Area: 3,7455 acres
- Total Occupied Land Area: 2,741 acres
- Total Building Space (est.): 7,994,046 sq. ft.
- Total Occupied Building Space (est.): 7,409,258 sq. ft.
- Number of Vacant Space: 5.4%
- Vacant or Undeveloped Lots: 599 acres
- Number of Businesses: 422





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# Lloydminster as a Hub for Industrial Warehousing and Distribution

- **Opportunity amidst Regional Shortages:** Edmonton is experiencing a shortage of industrial warehousing and distribution facilities.
- **Strategic Location:** Lloydminster's proximity to key transportation routes, including the TransCanada Yellowhead Highway and Highway 17, enhances its appeal for logistics and distribution operations.
- **Current Warehousing Infrastructure:** Existing warehousing facilities demonstrate the city's capacity to support industrial operations.
- **Potential for Growth:** With the right design interventions and strategic planning, Lloydminster can enhance its attractiveness as a location for warehousing and distribution workers, aligning with the City's economic development goals.

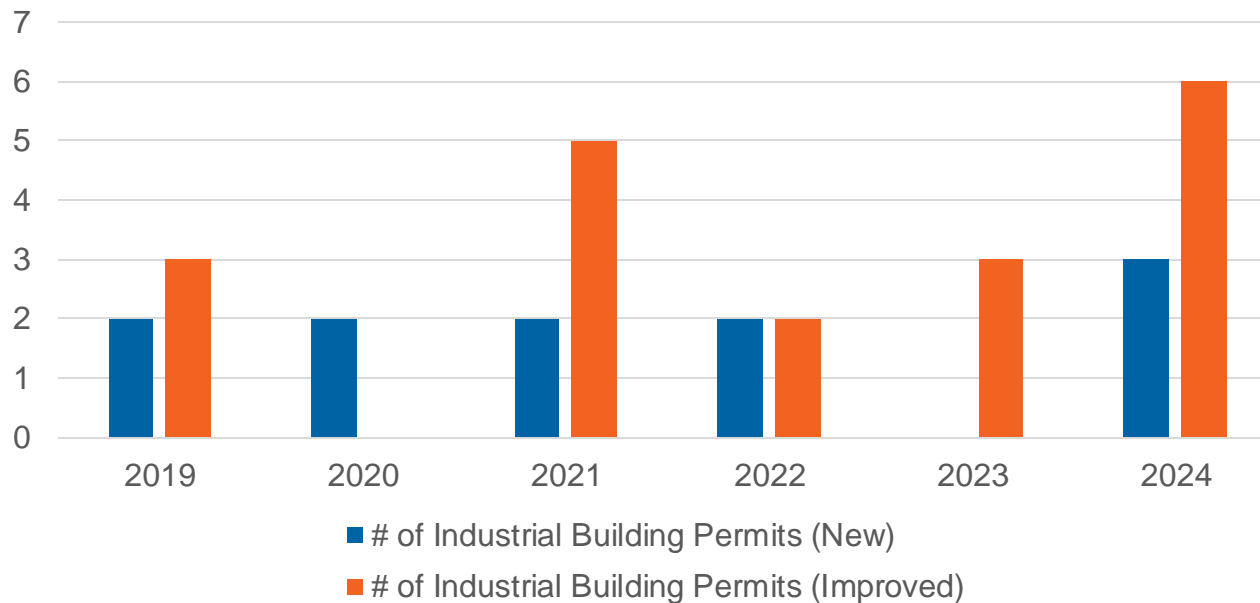


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# City of Lloydminster Industrial Building Statistics

Total Number of Industrial Building Permits  
(2019 - 2024)



(Source: City of Lloydminster, August 2019 to August 2024)



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# Upcoming Actions

- **Internal Circulation:** Circulate document to internal departments that will benefit from the information and data.
- **Targeted Marketing Strategy:** Develop a promotional plan to highlight industrial real estate opportunities and attract investors to Lloydminster.
- **Business Outreach:** Meet with key local businesses to discuss potential collaborations and needs.
- **Business Case Development:** Create a strategic plan to present targeted business cases for investment opportunities.
- **Educational Partnerships:** Partner with Lakeland College and local institutions to align workforce training with industry demands, promoting long-term economic sustainability.



# INDUSTRIAL INVENTORY ANALYSIS

CITY OF LLOYDMINSTER

