



// OFFICE // INDUSTRIAL // RETAIL // RESIDENTIAL

March 2024

Leasing & Land Availability Update



// LAND
DEVELOPMENT

// BUILDING
DEVELOPMENT

// PROPERTY
MANAGEMENT

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INDUSTRIAL NEW BUILD ACHESON // FORT SASKATCHEWAN


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ACHESON BUILD-TO-SUIT

FOR LEASE // Acheson, Parkland County

Lot	Area (ac)	Details
223	3.53	<ul style="list-style-type: none"> Offering build-to-suit services on a variety of lots in Acheson, AB Excellent location along high load corridor just west of Edmonton Neighbours include Manitoulin, Michener Allen, Sysco, and Western Star Trucks Competitive lease packages
406	4.89	
333B	5.02	
420	8.26	
3	11.84	

Lease Rate	TI Allowance	Zoning
Market	Market	Medium Industrial

FORT INDUSTRIAL PROPOSED NEW CONSTRUCTION

Up to 25,705 SF on 4.55 Acres

8521 115 Street, Fort Saskatchewan

Suite	Area (SF)	Details
1	11,210 or 22,420 SF	Drive through bays // Turnkeys available
2	1,642 or 3,285 SF	Optional office mezzanine
3	130,680 SF	Yard - 3 Acres Prepared (11.8" Gravel)

Lease Rate	TI Allowance	Op. Costs
Market	Market	TBD


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FLEX INDUSTRIAL FORT SASKATCHEWAN

Developed Office Space


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HEARTLAND CENTRE I

FOR LEASE // 11870 88 Avenue, Fort Saskatchewan

Suite	Area	Details
104	2,725 SF	Main floor // Base building industrial space
128	5,899 SF	Main floor // Demisable base building space // Concept suite
212	820 SF	Second floor // Built out office space
220	821 SF	Second floor // Built out office space
252	1,566 SF	Second floor // Built out office space
228	14,827 SF	Second floor // Demisable office space
260	6,413 SF	Second floor // Demisable office space
280	1,609 SF	Second floor // Demisable office space

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$3.81 PSF (est. 2024)

HEARTLAND CENTRE II

FOR LEASE // 11602 88 Avenue, Fort Saskatchewan

Suite	Area	Details
100	5,271 SF	Main floor // Warehouse space
120	5,251 SF	Main & second floor // Move-in ready office/warehouse
200	3,390 SF	Second floor // Demisable office space
208	1,675 SF	Second floor // Demisable office space
228-268	+/- 14,192 SF	Second floor // Demisable office space

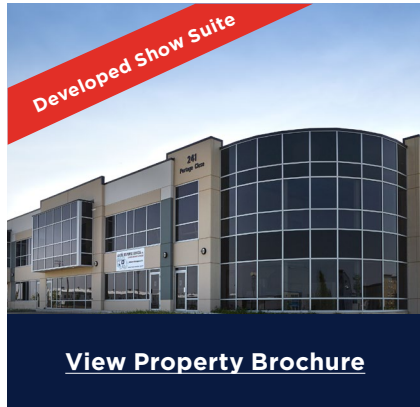
Lease Rate	TI Allowance	Op. Costs
Market	Market	\$3.32 PSF (est. 2024)

Developed Industrial Bay


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OFFICE // FLEX INDUSTRIAL

SHERWOOD PARK



PORTAGE PLAZA

FOR LEASE // 241 Portage Close, Sherwood Park

Suite	Area	Details
205	4,724 SF	Second floor // Developed office // East endcap
250	2,617 SF LEASED	Second floor // Developed show suite

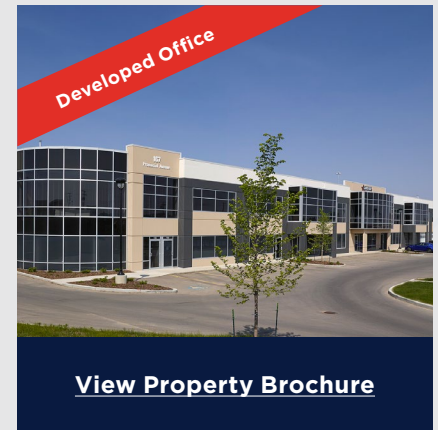
Lease Rate	TI Allowance	Op. Costs
Market	Market	\$4.88 PSF (est. 2024)

PROVINCIAL PLACE

FOR LEASE // 167 Provincial Avenue, Sherwood Park

Suite	Area	Details
155	2,183 SF	Main floor // Open bay with 1 grade door // Show suite
200	5,890 SF	Second floor // Turnkey office

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$4.94 PSF (est. 2024)



MILLENNIUM PROFESSIONAL

FOR LEASE // 2457 Broadmoor Blvd., Sherwood Park

Suite	Area	Details
110-112	+/- 3,400 SF	Main floor // Office or retail
108	+/- 1,800 SF	Main floor show suite // Partially developed
102	+/- 1,447 SF	Main floor // Undeveloped office or retail
116	2,086 SF	Main floor // Show suite
120	1,033 SF	Main floor // Undeveloped office or retail

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$12.40 PSF (est. 2024)



RETAIL

SHERWOOD PARK // DRAYTON VALLEY



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MILLENNIUM RIDGE RETAIL CENTRE

FOR LEASE // 220 Lakeland Drive, Sherwood Park

Bldg/Suite	Area	Details
4/510	2,244 SF LEASED	Base building retail unit // Demisable
2/380	1,319 SF	Built-out retail unit

Lease Rate	TI Allowance	Op. Costs
Market	Market	Varies Per Building (eg. \$11.39 PSF)

DRAYTON VALLEY POWER CENTRE

FOR LEASE // 5205-5209 Power Centre Blvd., Drayton Valley

Bldg/Suite	Area	Details
5209/101	1,535 SF	Demisable retail space
5209/102-105	3,627 SF PENDING	Demisable retail space // Drive-thru
5205/105-106	2,382 SF	Demisable retail space

Lease Rate/Sale Price	TI Allowance	Op. Costs
Market	Market	\$9.79 PSF (est. 2024)



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INDUSTRIAL LAND

ACHESON // FORT SASKATCHEWAN


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PARKLAND INDUSTRIAL PARK

FOR SALE // Acheson, AB

Lot	Area (ac)	Details
Block 1 Lot 333B	5.02	<p>Acheson is one of the fastest growing industrial areas in Western Canada.</p> <ul style="list-style-type: none"> Fully serviced and ready for development Build to suit options available
Block 2 Lot 223	3.53	
Block 5 Lot 406	4.89	
Block 5 Lot 3	11.84	
Block 5 Lot 420	8.26	

Price	Zoning
From: \$419,000/Acre	Medium Industrial

HEARTLAND INDUSTRIAL PARK

FOR SALE // Highway 15 & 88 Ave, Fort Saskatchewan

Lot	Area (ac)	Lot	Area (ac)	Details
Block 8 Lot 2	8.43	Block 4 Lot 1	3.01	<p>Now selling: Heartland Industrial Park featuring highway frontage lots and a new all directional access off Highway 15.</p> <ul style="list-style-type: none"> Immediate possession Build to suit options available Access directly off Hwy 15 Build to suit available Custom lot sizes available
Block 8 Lot 1	4.74	Block 4 Lot 2	1.95	
Block 2 Lot 3	6.71	Block 3 Lot 1	2.52	
Block 2 Lot 2	SOLD (4.50 ac)	Block 3 Lot 2	1.85	
Block 2 Lot 1	SOLD (11.00 ac)	Block 3 Lot 3	4.15	
Block 1 Lot 1	10.00	Block 4 Lot 4	2.09	
Block 5 Lot 1	SOLD (6.40 ac)	Block 7 Lot 8	LEASED (4.20 ac)	
Block 5 Lot 2	2.03	Block 7 Lot 9	BUILD TO SUIT BY TAG	
Block 5 Lot 3	4.55	Block 7 Lot 7	2.14	
Block 6 Lot 1	2.67	Block 9 Lot 4	10.58+	
Block 7 Lot 6	2.14			


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COMMERCIAL/RESIDENTIAL LAND

MORINVILLE // DRAYTON VALLEY


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+/- 2.05 ACRE LOT

FOR SALE // Morinville, Alberta

Lot	Area (ac)	Details
TBD	2.05	<ul style="list-style-type: none"> Walking distance to schools k-12 Close proximity to new Recreation Centre Up to 4-storey Multi-Family

Price	Zoning
\$485,366/acre	R3 (Medium Density Residential)

DRAYTON VALLEY COMMERCIAL

FOR SALE // Highway 22 w/wood Park

Lot	Area (ac)	Details
9	4.42	<ul style="list-style-type: none"> Located next to Walmart, Canadian Tire and Ford Immediate possession available
11	1.36	

Price	Zoning
\$325,000/Acre	Commercial // Mixed Service Industrial


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