

**AVISON  
YOUNG**

**TAG**  
DEVELOPMENTS

## Built-to-suit Options on 3.53 - 11.84 acres of Industrial Land

Ready for development  
Acheson, AB

Stony Plain

### **Build-to-Suit Opportunities**

- TAG will build-out customized building(s) and lot services that suit your business needs
- Competitive lease packages
- Close proximity to Highway 60, Highway 16, Highway 16A and Anthony Henday Drive
- Neighbours include Continental Cartage, Pipeworx, National Fast Freight, Monarch, Sysco, Manitoulin and Flynn



**Acheson**

**Edmonton**

# Available Lots



Lower property taxes



Sites are stripped and graded



Ready for immediate development



Multiple built-to-suit site and building layout options available

HWY 60

HWY 16

Bevington Rd

LOT 333B | 5.02 AC

LOT 223 | 3.53 AC

LOT 406 | 4.89 AC

LOT 420 | 8.26

LOT 3 | 11.84 AC



# LOT 223 | 3.53 ACRES

Legal Description: Plan 0740392 | Block 2, Lot 223

Site Size: 3.53 Acres

Zoning: MI - Medium Industrial

# Example Build-out

Site Coverage: 23%

Building Size: 35,600 SF

Loading: Dock & Grade



## LOT 333B | 5.02 AC

Legal Description: Plan 1320217 | Block 1, Lot 333B

Site Size: 5.02 Acres

Zoning: MI - Medium Industrial

## Example Build-out

Site Coverage: 14%

Building Size: 31,350 SF

Loading: Grade



# LOT 406 | 4.89 AC

Legal Description: Plan 1424920 | Block 5, Lot 406

Site Size: 4.89 Acres

Zoning: MI - Medium Industrial

# Example Build-out

Site Coverage: 22%

Building Size: 47,400 SF

Loading: Dock & Grade



# Lot 3 | 11.84 AC

Legal Description: Plan 16229847 | Block 5 Lot 3

Site Size: 11.84 Acres

Zoning: MI - Medium Industrial

# Example Build-out

Site Coverage: 15%

Building Size: 78,500 SF

Loading: Grade / Drive - Thru



# Lot 420 | 8.26 AC

Legal Description: Plan 1821730 | Block 5, Lot 420

Site Size: 8.26 Acres

Zoning: MI - Medium Industrial

# Example Build-out

Site Coverage: 5%

Building Size: 17,200 SF

Loading: Grade



Walker Crescent

## Develop Your Vision

- TAG Developments has flexible build-to-suit options that can help you maximize space and efficiency for your business, plan for growth and scalability of your operations and align your company needs with current market demands.
- TAG Developments takes the initiative in streamlining land acquisition, permit approval and construction management into one easy process to save your business time and money. Ask more about the build-to-suit options to learn more on how to expand your business and develop your vision.

### About the Developer

- Operating since 1971, TAG Developments has built or purchased over 2 million square feet of industrial, office, and retail space and developed and sold over 4,250 acres of land in the Edmonton Metropolitan Region.
- TAG Developments is a full cycle real estate developer in the Edmonton Metropolitan Region. Developing raw land into industrial, commercial, and residential neighborhoods for the end user is their main focus.



Previous examples of TAG Developments build-to-suits





## Location

- Acheson is one of the largest and fastest growing industrial areas in Western Canada and is located at the junction of major provincial and regional arterial roadways
- Acheson's offers lower property tax and no business tax
- Close proximity to multiple communities allows Acheson businesses excellent access to a large skilled labour pool
- Flexible zoning
- Acheson's industrial purpose is to support continued light industrial and medium industrial development to accommodate the growth of Acheson as a Major Employment Area



## Get more information

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