



OFFICE // FLEX INDUSTRIAL SHERWOOD PARK



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**Flexibility on term length
for built-out opportunities**

PORTAGE PLAZA

FOR LEASE // 241 Portage Close, Sherwood Park

| Suite | Area | Details |
|-------|----------|--|
| 120 | 2,636 SF | Main floor // Developed // 60% open bay with 1 grade door // Former Auto Repair Shop |
| 150 | 4,739 SF | Main floor // West endcap // 50% office/high bay // 1 grade door |
| 230 | 4,724 SF | Second floor // Developed office // East endcap |
| 250 | 2,617 SF | Second floor // Undeveloped office endcap |

| Lease Rate | TI Allowance | Op. Costs |
|--|-----------------------------|---------------------------|
| Industrial: From \$13.00 PSF Office: From \$15.00 PSF | Up to full Landlord turnkey | \$5.06 PSF (est. 2020) |

PROVINCIAL PLACE

FOR LEASE // 167 Provincial Avenue, Sherwood Park

| Suite | Area | Details |
|-------|----------|--|
| 155 | 2,180 SF | Main floor // Open bay with 1 grade door |
| 215 | 1,884 SF | Second floor // Undeveloped office space |
| 220 | 1,532 SF | Second floor // Undeveloped office space |
| 225 | 2,174 SF | Second floor // Undeveloped office space |
| 255 | 2,397 SF | Second floor // Undeveloped office space |
| 260 | 3,190 SF | Second floor // Undeveloped office space |

| Lease Rate | TI Allowance | Op. Costs |
|--|-----------------------------|---------------------------|
| Industrial: From \$13.00 PSF Office: From \$15.00 PSF | Up to full Landlord turnkey | \$4.97 PSF (est. 2020) |



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**Suites 215-260 contiguous
up to 11,177 SF**



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**Suites 100-105 contiguous up to
7,564 SF**

**Suites 107-111 contiguous
up to 7,333 SF**

MILLENNIUM PROFESSIONAL

FOR LEASE // 2457 Broadmoor Blvd., Sherwood Park

| Suite | Area | Details |
|-------|----------------|--|
| 100 | 2,094 SF | Main floor // Undeveloped office or retail |
| 102 | 2,495 SF | Main floor // Undeveloped office or retail |
| 103 | 1,711 SF | Main floor // Undeveloped office or retail |
| 105 | 1,264 SF | Main floor // Undeveloped office or retail |
| 107 | 1,185 SF | Main floor // Undeveloped office or retail |
| 108 | 1,506 SF | Main floor // Undeveloped office or retail |
| 110 | 3,002 SF | Main floor // Undeveloped office or retail |
| 111 | 1,640 SF | Main floor // Undeveloped office or retail |
| 113 | 2,086 SF | Main floor // Undeveloped office or retail |
| 205 | Up to 5,277 SF | Second floor // Undeveloped office |

| Lease Rate | TI Allowance | Op. Costs |
|-------------------|--|----------------------------|
| From: \$18.00 PSF | \$50 PSF After T-Bar, LED Lighting and HVAC | \$10.38 PSF (est. 2020) |



INDUSTRIAL NEW BUILD ACHESON // FORT SASKATCHEWAN



ACHESON NEW CONSTRUCTION

FOR LEASE // Up to 18,985 SF on 1.65 Acres (22% Site Coverage)
11661 Bevington Road, Acheson

| Suite | Area | Details |
|-------|--------------------|--|
| 1 | 7,580 or 15,700 SF | Drive through bays // Turnkeys available |
| 2 | 1,642 or 3,285 SF | Optional office mezzanine |
| 3 | 21,780 SF | Yard - 1/2 Acre Prepared (11.8" Gravel) |

| Lease Rate/Sale Price | TI Allowance | Op. Costs |
|--------------------------------|--------------|-----------------------|
| Lease From: \$15.95 PSF | \$10.00 PSF | \$3.45 (est. 2020) |
| Sale Price: \$4,495,000 | N/A | N/A |

FORT INDUSTRIAL PROPOSED NEW CONSTRUCTION

Up to 25,785 SF on 4.47 Acres (12% Site Coverage)
8626 115 Street, Fort Saskatchewan

| Suite | Area | Details |
|-------|---------------------|--|
| 1 | 11,210 or 22,500 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 |
|-------------------------|--------------|-----------------------|
| From \$12.95 PSF | \$10.00 PSF | \$3.25 (est. 2020) |



**Pre-Cast and Pre-Eng Turnkey
Design-Build Budgets In-Hand**



FLEX INDUSTRIAL FORT SASKATCHEWAN

Developed Office Space



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Flexibility on term length for built-out opportunities

HEARTLAND CENTRE I

FOR LEASE // 11870 88 Avenue, Fort Saskatchewan

| Suite | Area | Details |
|---------|--------------|---|
| 120/220 | 11,897 SF | Main and second floor // Demisable base building space // Concept suite |
| 148 | 3,466 SF | Main floor // Move in ready office space |
| 196/296 | 6,638 SF | Main & second floor // Move in ready office space |
| 240-252 | +/- 8,357 SF | Second floor // Demisable office space |
| 256 | 1,664 SF | Second floor // Built out office space |
| 260-288 | +/- 8,219 SF | Second floor // Demisable office space |

| Lease Rate | TI Allowance | Op. Costs |
|--|-----------------------------|---------------------------|
| Industrial: From \$12.00 PSF Office: From \$14.00 PSF | Up to full Landlord turnkey | \$3.98 PSF (est. 2020) |

HEARTLAND CENTRE II

FOR LEASE // 11602 88 Avenue, Fort Saskatchewan

| Suite | Area | Details |
|---------|---------------------------|--|
| 100/104 | 5,229 SF LEASED | Main floor // Demisable base building // Short term storage lease in-place |
| 108 | 7,562 SF | Main floor // Move in ready // 1,716 SF of office with 5,846 SF open bay complete with trench drains |
| 120/220 | 4,374 SF | Main & second floor // Move in ready // 2,450 SF of office with 1,924 SF open bay |
| 176 | 2,080 SF | Main floor // Base building // Demisable |
| 208 | 1,660 SF | Second floor // Demisable office space |
| 292 | 1,688 SF | Second Floor // Move in ready office space |
| 196/296 | 3,694 SF | Main & Second floor // Base building |
| 128-156 | +/- 15,000 SF | Main floor // Base building // Demisable flex space |
| 228-268 | +/- 24,899 SF | Second floor // Demisable office space |

| Lease Rate | TI Allowance | Op. Costs |
|--|-----------------------------|---------------------------|
| Industrial: From \$12.00 PSF Office: From \$14.00 PSF | Up to full Landlord turnkey | \$3.59 PSF (est. 2020) |

Developed Industrial Bays



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Flexibility on term length for built-out opportunities

Cannabis Friendly

- One cannabis processing facility under construction
- Permitted Use per Land Use Bylaw



RETAIL

SHERWOOD PARK // DRAYTON VALLEY



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MILLENNIUM RIDGE RETAIL CENTRE

FOR LEASE // 220 Lakeland Drive, Sherwood Park

| Bldg/Suite | Area | Details |
|------------|----------|--|
| 6/200 | 2,219 SF | Fixtured restaurant |
| 6/201 | 1,143 SF | Retail space |
| 4/510 | 2,244 SF | Retail space // Contiguous up to 10,445 SF |
| 4/520 | 1,317 SF | Retail space // Contiguous up to 10,445 SF |
| 4/530 | 1,790 SF | Retail space // Contiguous up to 10,445 SF |
| 4/550 | 5,094 SF | Retail space // Contiguous up to 10,445 SF |

| Lease Rate | TI Allowance | Op. Costs |
|------------------|----------------|--|
| From \$25.00 PSF | Up to \$30 PSF | Varies Per Building (eg. \$10.84 PSF) |

DRAYTON VALLEY POWER CENTRE

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

| Bldg/Suite | Area | Details |
|------------|----------|--|
| 5205/105 | 1,632 SF | Undeveloped endcap with drive through window |
| 5205/101 | 1,535 SF | Built out retail space |
| 5209/103 | 7,322 SF | Demisable retail space |

| Lease Rate/Sale Price | TI Allowance | Op. Costs |
|-----------------------|--------------|---------------------------|
| MARKET | MARKET | \$9.54 PSF (est. 2020) |



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INDUSTRIAL LAND FORT SASKATCHEWAN // ACHESON



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FORT INDUSTRIAL ESTATES

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

| Lot | Area (ac.) | Lot | Area (ac.) | Details |
|--------------|------------|--------------|------------|--|
| B4 L4 | 2.09 | B7 L8 | 2.10 | Join Access Pipelines, Acuren, ENGIE Fabricom, Praxair, Scafom and Strike Energy in the Industrial Heartland. <ul style="list-style-type: none"> • Access directly off of Highway 15 • Build to suit available • Custom lot sizes available |
| B5 L1 | 4.47 | B7 L9 | 2.10 | |
| B5 L2 | 3.98 | B6 L1 | 2.67 | |
| B5 L3 | 4.55 | B9 L4 | 10.58 | |
| B7 L6 | 2.14 | | | |

| | |
|-------------------------------------|-----------------------------------|
| Price From \$375,000/Acre | Zoning Light Industrial |
|-------------------------------------|-----------------------------------|

HEARTLAND INDUSTRIAL PARK - STAGE 1

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

| Lot | Area (ac.) | Lot | Area (ac.) | Details |
|--------------|-------------------------|--------------|------------|--|
| B8 L2 | 8.43 | B4 L1 | 3.01 | Now selling: Heartland Industrial Park Stage 1 featuring highway frontage lots and a new all directional access off Highway 15 <ul style="list-style-type: none"> • Possession Winter 2021 • Build to suit options available |
| B8 L1 | 4.74 | B4 L2 | 1.95 | |
| B1 L1 | 7.31 | B3 L1 | 2.52 | |
| B2 L2 | 2.92 | B3 L2 | 1.86 | |
| B2 L1 | 12.00 PENDING | B3 L3 | 2.15 | |
| B1 L1 | 10.00 | B3 L4 | 2.00 | |

| | |
|-------------------------------------|---|
| Price From \$395,000/Acre | Zoning Light Industrial/Medium Industrial |
|-------------------------------------|---|



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ACHESON INDUSTRIAL

FOR SALE // Bevington Road & Parkland Ave, Acheson

| Lot | Area (Ndac.) | Price | Details |
|-----|--------------|---------------------------------------|---|
| 419 | | SOLD | <ul style="list-style-type: none"> • Excellent location along high load corridor just west of Edmonton • Neighbours include Manitoulin, Michener Allen, Sysco, and Western Star Trucks • Build to suit available |
| 420 | 7.6 | \$419,000/ Net developable acre | |

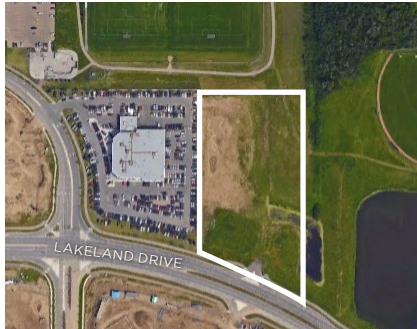
| | |
|--|------------------------|
| Price From \$419,000/Net developable acre | Zoning BI/MI |
|--|------------------------|



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COMMERCIAL LAND SHERWOOD PARK // DRAYTON VALLEY



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LOT 15

FOR SALE // Lakeland Drive & Premier Way, Sherwood Park

| Lot | Area (ac.) | Details |
|-------------------------|------------|---|
| 15 PRICE REDUCED | 5.81 | <ul style="list-style-type: none"> • Adjacent to Lakeland Drive • South of Millennium Place which generates over 2.3 million visitors per year • Build to suit available |

| Price | Zoning |
|------------------------------------|--------------------|
| \$3,300,000 \$2,900,000 | Service Commercial |

DRAYTON VALLEY COMMERCIAL

FOR SALE // Highway 22 & Power Centre Blvd., Sherwood 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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