// OFFICE // INDUSTRIAL // RETAIL

TAG DEVELOPMENTS

August 2022

Leasing & Land Availability Update

// LAND DEVELOPMENT // BUILDING DEVELOPMENT // PROPERTY MANAGEMENT

780.486.3919

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FOR LEASE

TAG DEVELOPMENTS

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	• 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	$3.22 (est. 2022)

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For Leasing Contact **Rayann Bungay //**
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TAG DEVELOPMENTS

FLEX INDUSTRIAL
FORT SASKATCHEWAN

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HEARTLAND CENTRE I
FOR LEASE // 11870 88 Avenue, Fort Saskatchewan

Suite	Area	Details
104	2,800 SF **LEASED**	Main floor // Base building industrial space // Short-term lease in-place
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
152	3,517 SF	Main floor // Move in ready office space
196/296	6,638 SF	Main & secondfloor // 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
Market	Market	$3.83 PSF (est. 2022)

HEARTLAND CENTRE II
FOR LEASE // 11602 88 Avenue, Fort Saskatchewan

Suite	Area	Details
100	5,271 SF **LEASED**	Main floor // Demisable base building // Short-term lease in-place
176	2,086 SF	Main floor // Base building // Demisable
120	5,251 SF	Main floor // Move in ready office/bay
208	1,675 SF	Second floor // Demisable office space
292	1,572 SF	Second Floor // Move in ready office space
228-268	+/- 14,192 SF	Second floor // Demisable office space

Lease Rate	TI Allowance	Op. Costs
Market	Market	$3.14 PSF (est. 2022)

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FOR LEASE

TAG DEVELOPMENTS

OFFICE // FLEX INDUSTRIAL
SHERWOOD PARK

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PORTAGE PLAZA
FOR LEASE // 241 Portage Close, Sherwood Park

Suite	Area	Details
230	4,724 SF	Second floor // Developed office // East endcap
250	2,617 SF	Second floor // Developed show suite // West endcap

Lease Rate	TI Allowance	Op. Costs
Market	Market	$4.68 PSF (est. 2022)

PROVINCIAL PLACE
FOR LEASE // 167 Provincial Avenue, Sherwood Park

Suite	Area	Details
100/150	23,259 SF	Main floor // Turnkey autobody shop with office
155	2,183 SF	Main floor // Open bay with 1 grade door // Show suite under construction
260	2,264 SF	Second floor office // Show suite under construction

Lease Rate	TI Allowance	Op. Costs
Market	Market	$4.88 PSF (est. 2022)

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MILLENNIUM PROFESSIONAL
FOR LEASE // 2457 Broadmoor Blvd., Sherwood Park

Suite	Area	Details
108-114	7,331 SF	Main floor // Office or retail // Contiguous up to 7,331 SF
108	+/- 1,800 SF	Main floor show suite // Partially developed
102	1,621 SF	Main floor // Undeveloped office or retail
100	4,626 SF **PENDING**	Main floor // Undeveloped office or retail
116	2,086 SF	Main floor // Show suite

Lease Rate	TI Allowance	Op. Costs
Market	Market	$10.58 PSF (est. 2022)

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FOR LEASE/FOR SALE

TAG DEVELOPMENTS

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	Base building retail unit // Demisable
4/520	1,317 SF	Partially built-out retail unit // Demisable
4/540	544 SF	Partially built-out retail unit
7/130	1,117 SF **PENDING**	Partially built-out retail unit

Lease Rate	TI Allowance	Op. Costs
Market	Market	Varies Per Building (eg. $11.87 PSF)

DRAYTON VALLEY POWER CENTRE
FOR LEASE // 5205-5209 Power Centre Blvd., Drayton Valley

Bldg/Suite	Area	Details
5209/101-105	5,162 SF	Demisable retail space // Drive-thru
5205/103-106	6,108 SF	Demisable retail space

Lease Rate/Sale Price	TI Allowance	Op. Costs
Market	Market	$9.44 PSF (est. 2022)

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FOR SALE

TAG DEVELOPMENTS

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
Block 4 Lot 4	2.09	Block 7 Lot 8	LEASED (4.20 ac) BUILD TO SUIT BY TAG	• Access directly off of Hwy 15 • Build to suit available • Custom lot sizes available
Block 5 Lot 1	SOLD (6.40 ac)	Block 7 Lot 9		
Block 5 Lot 2	2.03	Block 7 Lot 6	2.14	
Block 5 Lot 3	4.55	Block 7 Lot 7	2.14	
Block 6 Lot 1	2.67	Block 9 Lot 4	10.58+	

Price	Zoning
From $299,000/Acre	Light Industrial

HEARTLAND INDUSTRIAL PARK - STAGE 1
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	Now selling: Heartland Industrial Park Stage 1 featuring highway frontage lots and a new all directional access off Highway 15 • Posession 4th quarter • Build to suit options available
Block 8 Lot 1	4.74	Block 4 Lot 2	1.95	
Block 2 Lot 3	7.31	Block 3 Lot 1	2.52	
Block 2 Lot 2	3.92	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			

Price	Zoning
From $399,000/Acre	Light Industrial/Medium Industrial

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ACHESON INDUSTRIAL
FOR SALE // Canetic Close, Acheson

Lot	Area (ac)	Details
420	7.6	• Excellent location along high load corridor just west of Edmonton • Neighbours include Manitoulin, Michener Allen, Sysco, and Western Star Trucks • Build to suit available

Price	Zoning
$419,000/Net developable acre	BI/MI

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FOR SALE

TAG DEVELOPMENTS

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	• 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 wwood Park

Lot	Area (ac)	Details
9	4.42	• 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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