



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

**TAG**  
DEVELOPMENTS

# February 2025 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"> <li>Offering build-to-suit services on a variety of lots in Acheson, AB</li> <li>Excellent location along high load corridor just west of Edmonton</li> <li>Neighbours include Manitoulin, Michener Allen, Sysco, and Western Star Trucks</li> <li>Competitive lease packages</li> </ul>
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



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

Suite	Area	Details
104	2,725 SF	Main floor // Base building industrial space
184	2,673 SF	Main floor // Built out office & warehouse
148	3,316 SF	Main floor // Built out office & warehouse
152	3,551 SF	Main floor // Built out office
168	7,796 SF	Main floor // Turnkey office & warehouse
128	5,899 SF	Main floor // Demisable base building space // Concept suite
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	\$3.92 PSF (est. 2025)

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

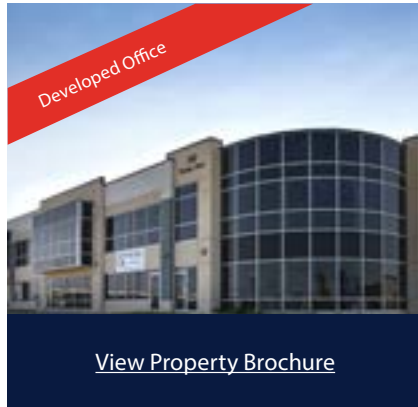
Suite	Area	Details
100	5,271 SF	Main floor // Warehouse space
120	5,251 SF	Main & second floor // Move-in ready office/warehouse
200	3,390 SF	Second floor // Demisable office space
208	1,675 SF	Second floor // Demisable office space
228-268	+/- 14,192 SF	Second floor // Demisable office space

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$3.33 PSF (est. 2025)





## OFFICE // FLEX INDUSTRIAL SHERWOOD PARK



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

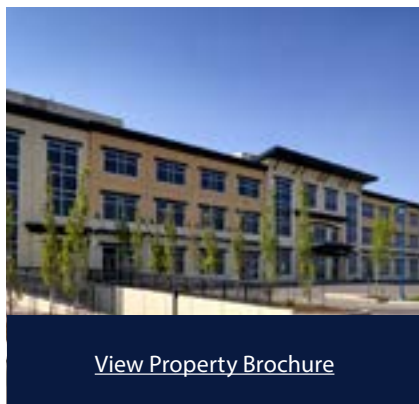
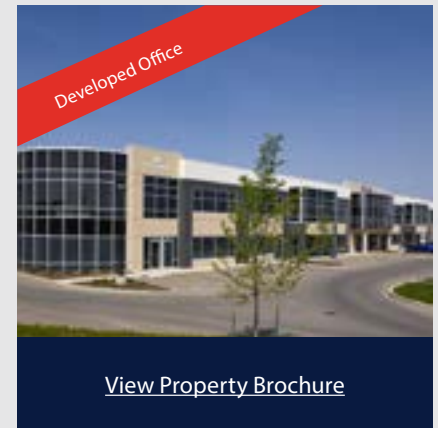
Suite	Area	Details
200	10,737 SF	Second floor // Developed office // East endcap

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$5.34 PSF (est. 2025)

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

Suite	Area	Details
200	3,926 SF PENDING	Second floor // Turnkey office
210	+/- 1,900 SF	Second floor // Office

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$5.11 PSF (est. 2025)



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

Suite	Area	Details
110	+/- 1,914 SF	Main floor // Office or retail
120	1,033 SF	Main floor // Undeveloped office or retail

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$12.36 PSF (est. 2025)



## RETAIL SHERWOOD PARK // DRAYTON VALLEY



MILLENNIUM RIDGE RETAIL CENTRE  
FOR LEASE // 220 Lakeland Drive, Sherwood Park

Bldg/Suite	Area	Details
6/240	1,063 SF	Built-out quick service restaurant

Lease Rate	TI Allowance	Op. Costs
Market	Market	Varies Per Building (eg. \$11.43 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
5209/102/103	1,995 SF	Demisable retail space
5209/104	1,632 SF	Demisable retail space // Drive-thru
5205/105-106	2,382 SF	Demisable retail space



Lease Rate/Sale Price	TI Allowance	Op. Costs
Market	Market	\$9.01 PSF (est. 2025)



# 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	Acheson is one of the fastest growing industrial areas in Western Canada. <ul style="list-style-type: none"> <li>Fully serviced and ready for development</li> <li>Build to suit options available</li> </ul>
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 From: \$395,000/Acre	Zoning Medium Industrial
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## HEARTLAND INDUSTRIAL PARK FOR SALE // 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 featuring highway frontage lots and a new all directional access off Highway 15. <ul style="list-style-type: none"> <li>Immediate possession</li> <li>Build to suit options available</li> <li>Access directly off Hwy 15</li> <li>Build to suit available</li> <li>Custom lot sizes available</li> </ul>
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 10	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"> <li>• Walking distance to schools k-12</li> <li>• Close proximity to new Recreation Centre</li> <li>• Up to 4-storey Multi-Family</li> </ul>

Price \$485,366/acre	Zoning R3 (Medium Density Residential)
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DRAYTON VALLEY COMMERCIAL  
FOR SALE // Highway 22 wwood Park

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

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