



// OFFICE // INDUSTRIAL // RETAIL

# January 2022

## Leasing & Land Availability Update



// LAND  
DEVELOPMENT

// BUILDING  
DEVELOPMENT

// PROPERTY  
MANAGEMENT

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## INDUSTRIAL NEW BUILD ACHESON // FORT SASKATCHEWAN



### ACHESON NEW CONSTRUCTION

FOR SALE // Up to 15,692 SF on 1.65 Acres (22% Site Coverage)  
11661 Bevington Road, Acheson

Suite	Area	Details
1	7,789 or 15,692 SF	Drive through bays // Turnkeys available

Sale Price	Lease Rate	TI Allowance	Op. Costs
<b>PENDING</b>	Market	Market	\$2.95 PSF (est. 2022)

### 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
Market	Market	\$3.22 (est. 2022)



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



### OCULUS TRANSPORT - BUILD TO SUIT BY TAG

17,000 SF on 4.2 Acres  
8616 115 Street, Fort Saskatchewan

Suite	Area	Details
1	17,000 SF <b>LEASED</b>	Shop, office, and drive through bays on 4.2 acre gravelled yard.



# FLEX INDUSTRIAL FORT SASKATCHEWAN



Will consider short-term gross rent arrangements for built-out suites.

## HEARTLAND CENTRE I

FOR LEASE // 11870 88 Avenue, Fort Saskatchewan

Suite	Area	Details
104	2,800 SF	Main floor // Base building industrial space
116	2,080 SF	Main floor // Built-out office and industrial // ** Available June, 2022 **
120/220	11,897 SF	Main and second floor // Demisable base building space // Concept suite
148	3,466 SF <b>LEASED</b>	Main floor // Move in ready office space // <b>Short-term lease in-place</b>
152	3,517 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
Market	Market	\$3.83 PSF (est. 2022)

## HEARTLAND CENTRE II

FOR LEASE // 11602 88 Avenue, Fort Saskatchewan

Suite	Area	Details
100	5,271 SF	Main floor // Demisable base building
176	2,086 SF	Main floor // Base building // Demisable
120	4,425 SF	Main floor // Move in ready office/bay
132	28,495 SF <b>LEASED</b>	Main & second floor // Office & warehouse
200	3,390 SF	Second floor // Demisable office space
208	1,675 SF	Second floor // Demisable office space
292	1,572 SF	Second Floor // Move in ready office space
228-268	+/- 14,983 SF	Second floor // Demisable office space

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



Will consider short-term gross rent arrangements for built-out suites.

### Cannabis Friendly

- One cannabis processing facility in occupancy
- Permitted Use per Land Use Bylaw



# OFFICE // FLEX INDUSTRIAL SHERWOOD PARK


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**Flexibility on term length  
for built-out suites.**

## 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 // Undeveloped office // 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
155	2,180 SF	Main floor // Open bay with 1 grade door
260	+/- 2,177 SF	Second floor // Undeveloped office space

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


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- Suites 100-122 contiguous up to +/- 6,300 SF
- Suites 108-114 contiguous up to 7,333 SF

## MILLENNIUM PROFESSIONAL

FOR LEASE // 2457 Broadmoor Blvd., Sherwood Park

Suite	Area	Details
108-114	1,185 Sf - 7,333 SF	Main floor // Undeveloped office or retail // Contiguous up to 7,333 SF
100-122	1,711 SF - +/- 6,300 SF	Main floor // Undeveloped office or retail // Contiguous up to +/- 6,300 SF
116	2,086 SF	Main floor // Undeveloped office or retail
120	1,033 SF	Main floor // Undeveloped office or retail
205	Up to 2,895 SF	Second floor // Undeveloped office

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



## RETAIL

### SHERWOOD PARK // DRAYTON VALLEY



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#### MILLENNIUM RIDGE RETAIL CENTRE

FOR LEASE // 220 Lakeland Drive, Sherwood Park

Bldg/Suite	Area	Details
6/240	1,063 SF	Retail unit // Former pizza restaurant
4/510	2,244 SF	Base building retail unit (see specialty food test-fit)
4/520	1,317 SF	Developed retail unit (former shoe boutique)
4/540	+/- 722 SF	Base building retail unit
4/550	1,389 SF <b>LEASED</b>	Base building retail unit
7/130	1,117 SF	Retail unit // Former custom wine shop

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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# INDUSTRIAL LAND

## FORT SASKATCHEWAN // ACHESON



### FORT INDUSTRIAL ESTATES

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

Lot	Area (ac.)	Lot	Area (ac.)	Details
B4 L4	2.09	B7 L8	<b>LEASED</b>	Join Access Pipelines, Acuren, ENGIE Fabricom, Praxair, Scafom and Strike Energy in the Industrial Heartland. <ul style="list-style-type: none"> <li>Access directly off of Highway 15</li> <li>Build to suit available</li> <li>Custom lot sizes available</li> </ul>
B5 L1	4.47	B7 L9	<b>BUILD TO SUIT BY TAG</b>	
B5 L2	3.98	B7 L6	2.14	
B5 L3	4.55	B7 L1	2.14	
B6 L1	2.68	B9 L4	10.58	

#### Price

From \$299,000/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"> <li>Possession Winter 2022</li> <li>Build to suit options available</li> </ul>
B8 L1	4.74	B4 L2	1.95	
B1 L1	7.31	B3 L1	2.52	
B2 L2	2.92	B3 L2	1.85	
B2 L1	12.00 <b>PENDING</b>	B3 L3	2.15	
B1 L1	10.00	B3 L4	2.00	

#### Price

From \$399,000/Acre

#### Zoning

Light Industrial/Medium Industrial



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### ACHESON INDUSTRIAL

FOR SALE // Bevington Road & Parkland Ave, Acheson

Lot	Area (ac.)	Details
420	7.6	<ul style="list-style-type: none"> <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>Build to suit available</li> </ul>

#### Price

\$419,000/Net  
developable acre

#### Zoning

BI/MI

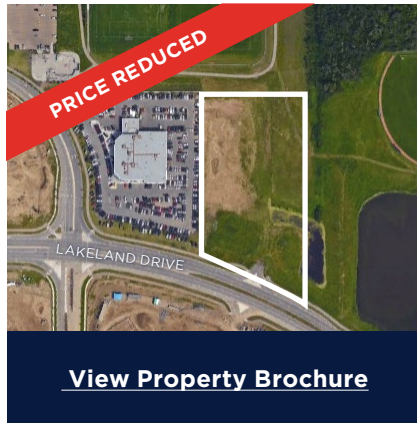


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# COMMERCIAL LAND

## SHERWOOD PARK // DRAYTON VALLEY



### LOT 15

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

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

Price	Zoning
<del>\$3,300,000</del> \$2,900,000	Service Commercial

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### 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"> <li>• Located next to Walmart, Canadian Tire and Ford</li> <li>• Immediate possession available</li> </ul>
11	1.36	

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



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