



## INDUSTRIAL NEW BUILD ACHESON // FORT SASKATCHEWAN



### ACHESON NEW CONSTRUCTION

FOR LEASE // Up to 18,985 SF on 1.65 Acres  
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

Lease Rate	TI Allowance	Op. Costs
From: \$19.00 PSF (22% Site Coverage)	TURNKEY AVAILABLE	\$3.45 (est. 2019)

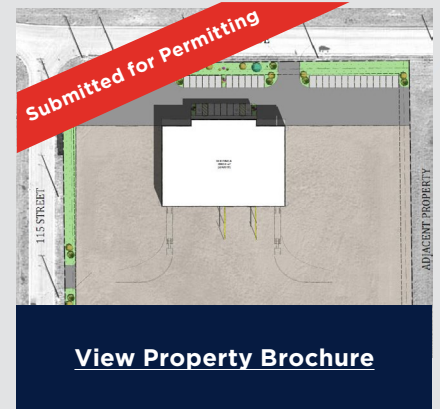
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### FORT INDUSTRIAL PROPOSED NEW CONSTRUCTION

PRE-LEASING // Up to 25,785 SF on 4.47 Acres  
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

Lease Rate	TI Allowance	Op. Costs
From \$19.00 (12% Site Coverage)	TURNKEY AVAILABLE	\$3.25 (est. 2019)



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## OFFICE SHERWOOD PARK



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**\*Bike storage and shower facility  
now open\***

### MILLENNIUM PROFESSIONAL

FOR LEASE // 2457 Broadmoor Blvd., Sherwood Park

Suite	Area	Details
100	Up to 7,564 SF	Main floor // Demisable office or retail
108	Up to 7,333 SF	Main floor // Demisable office or retail
116	2,086 SF	Main floor // Demisable office or retail
122	1,033 SF	Main floor // Demisable office or retail
205	5,277 SF	Second floor // Demisable office space
300	1,647 SF <b>PENDING</b>	Third floor // Office space

Lease Rate	TI Allowance	Op. Costs
Market	\$50 PSF After T-Bar, LED Lighting and HVAC	\$11.12 PSF (est. 2019)

### PORTAGE PLAZA

FOR LEASE // 241 Portage Close, Sherwood Park

Suite	Area	Details
130	2,827 SF	Main floor // Developed // 60% high bay with 1 grade door
140	6,986 SF	Main floor // Developed // 70% high bay with 3 grade doors
250	2,617 SF	Second floor // Undeveloped office endcap

Lease Rate	TI Allowance	Op. Costs
Office: \$17.95 PSF Industrial: \$15.95 PSF	Office: \$50 PSF After T-Bar, LED Lighting and HVAC  Industrial: \$10 PSF	\$5.10 PSF (est. 2019)



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### PROVINCIAL PLACE

FOR LEASE // 167 Provincial Avenue, Sherwood Park

Suite	Area	Details
215 - 260	+/- 13,931 SF	Second floor // Demisable office space

Lease Rate	TI Allowance	Op. Costs
Office: \$17.95 PSF	Office: \$50 PSF After T-Bar, LED Lighting and HVAC	\$4.95 PSF (est. 2019)

**\*\*Planning and budgeting complete to introduce elevator service, common washrooms and a common corridor to remaining second floor vacancy\*\***



## FLEX INDUSTRIAL FORT SASKATCHEWAN



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### HEARTLAND CENTRE I

FOR LEASE // 11870 88 Avenue, Fort Saskatchewan

Suite	Area	Details
112/212	2,915 SF <b>LEASED</b>	Main & second floor // Built out office & Industrial
152	3,517 SF	Main floor // Built out office space
196/296	6,638 SF	Main & second floor // Built out office space
120	11,897 SF	Main and second floor // Demisable base building space // Turnaround Concept
148	3,466 SF	Main floor // Built out office
240-288	+/- 16,000 SF	Second floor // Demisable office space

\*Turnaround concept is complete with DIRT wall systems & Knoll furniture\*

[View fly through](#)

\*Short term gross rent leases available on ready to occupy space\*

Lease Rate	TI Allowance	Op. Costs
Industrial: \$11.95 PSF Office: \$16.95 PSF	Industrial: 30% turnkey Office: \$50 PSF After T-Bar, LED Lighting and HVAC	\$4.12 PSF (est. 2019)

### HEARTLAND CENTRE II

FOR LEASE // 11602 88 Avenue, Fort Saskatchewan

Suite	Area	Details
120/220	4,351 SF	Main & second floor // Built out office with 74'x26' open bay
100/104	5,229 SF	Main floor // Demisable base building
200/204	3,321 SF	Second floor // Demisable office space
124	2,748 SF	Main floor // Built out office with 74'x26' open bay
108	7,300 SF <b>PENDING</b>	Main floor // Demisable office with 73'x79' open bay complete with trench drains
208	1,660 SF	Second floor // Demisable office space
196/296	3,694 SF <b>PENDING</b>	Main & Second floor // Base building
156-284	+/- 54,000 SF <b>PENDING</b>	Main & second floor // Demisable flex space

Lease Rate	TI Allowance	Op. Costs
Industrial: \$11.95 PSF Office: \$16.95 PSF	Industrial: 30% turnkey Office: \$50 PSF After T-Bar, LED Lighting and HVAC	\$3.61 PSF (est. 2019)

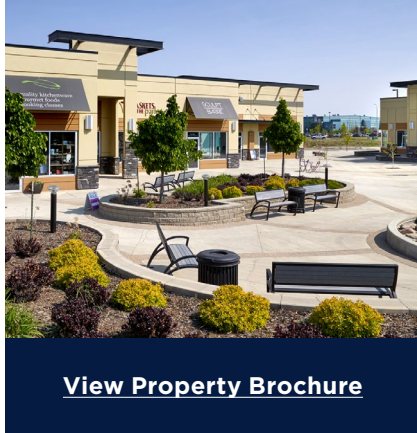


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\*Short term gross rent leases available on ready to occupy space\*



## RETAIL SHERWOOD PARK // DRAYTON VALLEY



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### MILLENNIUM RIDGE RETAIL CENTRE

FOR LEASE // 220 Lakeland Drive, Sherwood Park

Suite	Area	Details
550	5,094 SF <b>PENDING</b>	Demisable retail space
510-530	5,351 SF	Demisable retail space
200	2,219 SF	Fixtured restaurant
201	1,143 SF	Retail space

Lease Rate	TI Allowance	Op. Costs
\$30.00 PSF	\$20 PSF	Varies Per Building (eg. \$11.52 PSF)

### DRAYTON VALLEY POWER CENTRE

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

Suite	Area	Details
105	1,632 SF	Undeveloped with drive through window
101	1,535 SF	Built out retail space
103	7,322 SF	Demisable retail space

Lease Rate	TI Allowance	Op. Costs
MARKET	MARKET	\$9.54 PSF (est. 2019)



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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
B1 L8	<b>SOLD BUILT TO SUIT BY TAG</b>	B7 L7	2.14	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>
B4 L4	2.09	B7 L8	2.10	
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			

<b>Price</b> From \$375,000/Acre	<b>Zoning</b> Light Industrial
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### 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 2019</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	1.86	
B2 L1	12.00 <b>PENDING</b>	B3 L3	2.15	
B1 L1	10.00	B3 L4	2.00	

<b>Price</b> From \$395,000/Acre	<b>Zoning</b> Light Industrial//Medium Industrial
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### ACHESON INDUSTRIAL

FOR SALE // Bevington Road & Parkland Ave, Acheson

Lot	Area (ac.)	Details
419 <b>NEW LOT LAYOUT</b>	5.46	<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>
420 <b>NEW LOT LAYOUT</b>	8.25	

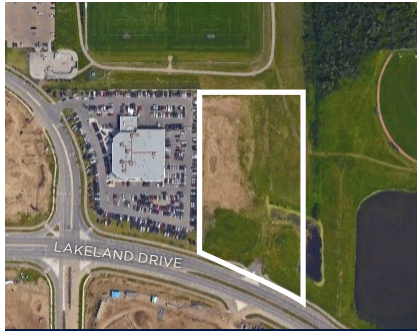
<b>Price</b> \$460,000/Acre	<b>Zoning</b> BI/MI
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## COMMERCIAL LAND SHERWOOD PARK // DRAYTON VALLEY



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### LOT 15

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

Lot	Area (ac.)	Details
15	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>

<b>Price</b> \$3,300,000	<b>Zoning</b> 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	

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