



## INDUSTRIAL NEW BUILD ACHESON // FORT SASKATCHEWAN



### ACHESON NEW CONSTRUCTION

FOR SALE // Up to 18,985 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
2	1,642 or 3,285 SF	Optional office mezzanine
3	21,780 SF	Yard - 1/2 Acre Prepared (11.8" Gravel)

Sale Price	TI Allowance	Op. Costs
Entire Asset <del>\$4,495,000</del> \$3,990,000	N/A	\$1.35 PSF ('20 Ptax only)
Half Duplex \$2,095,000	N/A	\$1.35 PSF ('20 Ptax only)

### 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	\$3.22 (est. 2021)



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



### FORT INDUSTRIAL NEW CONSTRUCTION

17,000 SF on 2.6 Acres  
8615 115 Street, Fort Saskatchewan

Suite	Area	Details
1	17,000 SF <b>LEASED BUILD TO SUIT BY TAG</b>	Drive-in overhead doors // Turnkeys available
2	113,256 SF	Yard - 2.6 Acres Prepared

Lease Rate	TI Allowance
From \$21.95 / building sf - vertical asset and typical amenity areas	Turnkey
From \$2.95 / building sf - excess yard	



## FLEX INDUSTRIAL FORT SASKATCHEWAN

Developed Office Space



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Will consider short-term gross rent arrangements 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
152	3,517 SF	Main 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	\$4.12 PSF (est. 2021)

### HEARTLAND CENTRE II

FOR LEASE // 11602 88 Avenue, Fort Saskatchewan

Suite	Area	Details
100	5,271 SF	Main floor // Demisable base building
124	2,733 SF	Main floor // Move in ready office/bay
176	2,086 SF	Main floor // Base building // Demisable
128-156	+/- 15,762 SF	Main floor // Base building // Demisable flex space
180	3,381 SF <b>LEASED</b>	Main floor // Move in ready office/bay
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	+/- 24,983 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	\$3.47 PSF (est. 2021)

Developed Industrial Bays



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Will consider short-term gross rent arrangements for built-out opportunities

#### 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 opportunities**

### PORTAGE PLAZA

FOR LEASE // 241 Portage Close, Sherwood Park

Suite	Area	Details
150	4,739 SF <b>LEASED</b>	Main floor // West endcap // 50% office// 1 grade door
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
Industrial: From \$13.00 PSF Office: From \$15.00 PSF	Up to full Landlord turnkey	\$4.68 PSF (est. 2021)

### 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	\$4.57 PSF (est. 2021)



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



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**Suites 100-105 contiguous up to  
+/- 6,300 SF**

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

### MILLENNIUM PROFESSIONAL

FOR LEASE // 2457 Broadmoor Blvd., Sherwood Park

Suite	Area	Details
107-111	1,185 SF - 7,333 SF	Main floor // Undeveloped office or retail // Contiguous up to 7,333 SF
100-105	1,711 Sf - +/- 6,300 SF	Main floor // Undeveloped office or retail Contiguous up to +/- 6,300 SF
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	\$11.18 PSF (est. 2021)



## RETAIL

### SHERWOOD PARK // DRAYTON VALLEY



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#### MILLENNIUM RIDGE RETAIL CENTRE

FOR LEASE // 220 Lakeland Drive, Sherwood Park

Bldg/Suite	Area	Details
6/210	1,140 SF	Base Building Retail Unit
6/240	1,063 SF	Retail Unit // Former Pizza Restaurant
3/300	5,121 SF	Fully Fixtured Restaurant with a 1,493 SF Patio
4/510	2,244 SF	Base Building Retail Unit (see Specialty Food test-fit)/ Contiguous up to 10,445 SF
4/520	1,317 SF	Developed Retail Unit (former Shoe Boutique) Contiguous up to 10,445 SF
4/530	1,790 SF	Developed Retail Unit (former Yoga Studio) Contiguous up to 10,445 SF
4/540	1,325 SF	Base Building Retail Unit (see Physio test-fit) Contiguous up to 10,445 SF
4/550	1,653 SF	Base Building Retail Unit (see Hair Salon test-fit) // Contiguous up to 10,445 SF
4/560	2,116 SF	Base Building Retail Unit (see Medical test-fit) Contiguous up to 10,445 SF

Lease Rate	TI Allowance	Op. Costs
From \$25.00 PSF	Up to \$30 PSF	Varies Per Building (eg. \$11.87 PSF)

#### DRAYTON VALLEY POWER CENTRE

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

Bldg/Suite	Area	Details
5209/105	1,632 SF	Undeveloped endcap with drive through window
5209/101	1,535 SF	Built out retail space
5205/103	6,108 SF	Demisable retail space

Lease Rate/Sale Price	TI Allowance	Op. Costs
MARKET	MARKET	\$10.53 PSF (est. 2021)



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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	1.6	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>LEASED</b>	2.6 <b>BUILD TO SUIT BY TAG</b>	
B5 L2	3.98	B6 L1	2.68	
B5 L3	4.55	B9 L4	10.58	
B7 L6	2.14			

<b>Price</b> From \$299,000/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 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	1.86	
B2 L1	12.00 <b>PENDING</b>	B3 L3	2.15	
B1 L1	10.00	B3 L4	2.00	

<b>Price</b> From \$399,000/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
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>

<b>Price</b> \$419,000/Net developable 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 <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

### 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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