



// OFFICE // INDUSTRIAL // RETAIL

June 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
SOLD	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)



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- **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 LEASED	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 LEASED	Main floor // Base building industrial space // Short-term lease in-place
116	2,039 SF LEASED	Main floor // Built-out office and industrial
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 & 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 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)



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



OFFICE // FLEX INDUSTRIAL

SHERWOOD PARK



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 // 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)



- Suites 100-122 contiguous up to 6,247 SF
- Suites 108-114 contiguous up to 7,331 SF

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
100-122	6,247 SF	Main floor // Undeveloped office or retail // Contiguous up to 6,247 SF
116	2,086 SF	Main floor // Show suite
120	1,033 SF	Main floor // Undeveloped office or retail
205	2,831 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
4/510	2,244 SF	Base building retail unit // Demisable // Multiple units from 543 SF - 2,244 SF
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 // 5205-5213 Power Centre Blvd., Drayton Valley

Bldg/Suite	Area	Details
5213/101-105	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	2.09	B7 L8	LEASED	Join Access Pipelines, Acuren, ENGIE Fabricom, Praxair, Scafom and Strike Energy in the Industrial Heartland. - Access directly off of Highway 15 - Build to suit available - Custom lot sizes available
B5 L1	SOLD	B7 L9	BUILD TO SUIT BY TAG	
B5 L2		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 - Possession Winter 2022 - Build to suit options available
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 SOLD	B3 L3	2.15	
B1 L1	10.00	B3 L4	2.00	

Price

From \$399,000/Acre

Zoning

Light Industrial/Medium Industrial



ACHESON INDUSTRIAL

FOR SALE // Bevington Road & Parkland Ave, 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

\$419,000/Net
developable acre

Zoning

BI/MI





COMMERCIAL LAND

SHERWOOD PARK // DRAYTON VALLEY



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

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DRAYTON VALLEY COMMERCIAL

FOR SALE // Highway 22 & Power Centre Blvd., Sherwood 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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