



INDUSTRIAL NEW BUILD ACHESON // FORT SASKATCHEWAN



ACHESON NEW CONSTRUCTION
FOR LEASE // 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	Plus optional office mezzanine

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

FORT INDUSTRIAL PROPOSED NEW BUILDING
FOR LEASE // 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	3,285 SF	Optional office mezzanine

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





OFFICE SHERWOOD PARK



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MILLENNIUM PROFESSIONAL

FOR LEASE // 2457 Broadmoor Blvd., Sherwood Park

Suite	Area	Details
100	7,564 SF	Main floor // Demisable office or retail
108	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	7,360 SF	Second floor // Demisable office space
301	4,741 SF	Partially built out show suite // Demisable

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
140	6,986 SF	Main floor // Developed // 70% high bay with 3 overhead doors
250	2,617 SF	Second floor // Undeveloped office endcap

Lease Rate	TI Allowance	Op. Costs
Office: \$17.95 PSF Industrial: \$15.95	Office: \$50 PSF Industrial: 30% Office Turnkey After T-Bar, LED Lighting and HVAC	\$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 complete to introduce common elevator service, washroom facilities and corridor to remaining second floor vacancy****



FLEX INDUSTRIAL FORT SASKATCHEWAN



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Turnaround concept is complete with DIRT wall systems & Knoll furniture

[View fly through](#)

Short term gross rent leases available on ready to occupy space

HEARTLAND CENTRE I

FOR LEASE // 11870 88 Avenue, Fort Saskatchewan

Suite	Area	Details
112/212	2,915 SF	Main & second floor // Built out office & Industrial
108	2,800 SF	Main floor // Demisable office & Industrial
152	3,517 SF	Main floor // Built out office space
196/296	6,638 SF	Main & second floor // Built out office space
204	3,441 SF	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 (available March 1st, 2019)
240-288	+/- 16,000 SF	Second floor // Demisable office 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	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	Main & Second floor // Base building
156-284	+/- 54,000 SF	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)



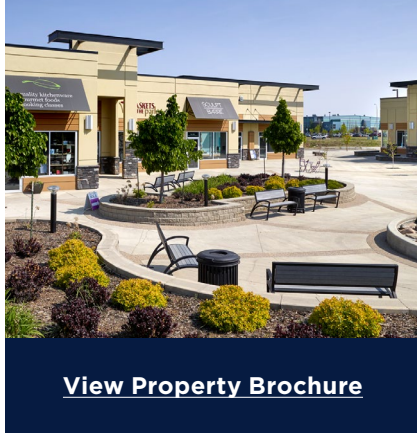
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Short term gross rent leases available on ready to occupy space



RETAIL

SHERWOOD PARK // DRAYTON VALLEY



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MILLENNIUM RIDGE RETAIL CENTRE

FOR LEASE // 220 Lakeland Drive, Sherwood Park

Suite	Area	Details
130	1,117 SF	Built out retail space
510-550	10,445 SF	Demisable retail space
200	2,219 SF	Semi-fixtured restaurant
201	1,143 SF	Demisable 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

Sute	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



FORT INDUSTRIAL ESTATES

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

Lot	Area (ac.)	Lot	Area (ac.)	Details
B1 L8	SOLD BUILD TO SUIT BY TAG	B7 L7	2.14	Join Acuren, Scafom, Praxair, Access Pipelines, Strike Energy and ENGIE Fabricom in the Industrial Heartland <ul style="list-style-type: none"> • Access directly off of Highway 15 • Build to suit available • Custom lot sizes available
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	10.58	
B7 L6	2.14			

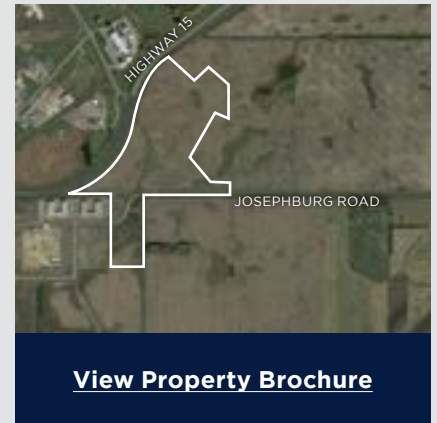
Price From \$375,000/Acre	Zoning Light Industrial
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HEARTLAND INDUSTRIAL PARK - STAGE 1

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"> • Possession Winter 2019 • 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	1.86	
B2 L1	12.00 PENDING	B3 L3	2.15	
B1 L1	10.00	B3 L4	2.00	

Price From \$395,000/Acre	Zoning Light Industrial//Medium Industrial
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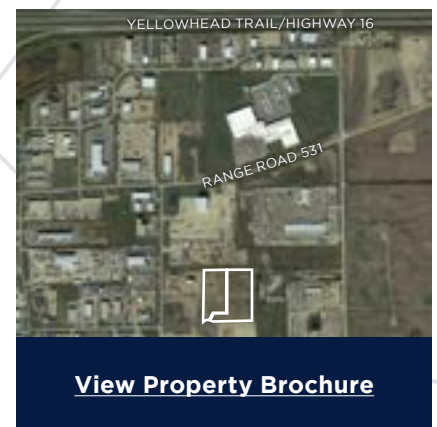


ACHESON INDUSTRIAL

FOR SALE // Bevington Road & Parkland Ave, Acheson

Lot	Area (ac.)	Details
419 NEW LOT LAYOUT	5.46	<ul style="list-style-type: none"> • Excellent location along high load corridor just west of Edmonton • Neighbours include Manitoulin, Michener Allen, Sysco, and Western Star Trucks • Build to suit available
420 NEW LOT LAYOUT	8.25	

Price \$460,000/Acre	Zoning 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"> • 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	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"> • 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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