FOR LEASE/FOR SALE

TAG DEVELOPMENTS

INDUSTRIAL NEW BUILD
ACHESON // FORT SASKATCHEWAN

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ACHESON NEW CONSTRUCTION
FOR LEASE // Up to 18,985 SF on 1.65 Acres (22% Site Coverage)
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
3	21,780 SF	Yard - 1/2 Acre Prepared (11.8" Gravel)

Lease Rate/Sale Price	TI Allowance	Op. Costs
From: $16.00/Bldg SF Plus: $1.85/SF - 1/2 Acre	$10.00 PSF	$3.45 (est. 2020)
Sale Price $4,495,000	N/A	N/A

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 $13.50/Bldg SF Plus: $1.40/SF - 3 Acres	$10.00 PSF	$3.25 (est. 2020)

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Pre-Cast and Pre-Eng Turnkey

Design-Build Budgets In-Hand

For Leasing Contact **Richard Knibbs //**
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FOR LEASE

TAG DEVELOPMENTS

OFFICE // FLEX INDUSTRIAL
SHERWOOD PARK

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Suites 100-105 contiguous up to 7,564 SF

Suites 107-111 contiguous up to 7,333 SF

MILLENNIUM PROFESSIONAL
FOR LEASE // 2457 Broadmoor Blvd., Sherwood Park

Suite	Area	Details
100	2,094 SF	Main floor // Undeveloped office or retail
102	2,495 SF	Main floor // Undeveloped office or retail
103	1,711 SF	Main floor // Undeveloped office or retail
105	1,264 SF	Main floor // Undeveloped office or retail
107	1,185 SF	Main floor // Undeveloped office or retail
108	1,506 SF	Main floor // Undeveloped office or retail
110	3,002 SF	Main floor // Undeveloped office or retail
111	1,640 SF	Main floor // Undeveloped office or retail
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
Market	$50 PSF After T-Bar, LED Lighting and HVAC	$10.38 PSF (est. 2020)

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
Office: $17.95 PSF Industrial: $15.95	Industrial: 30% turnkey Office: $50 PSF After T-Bar, LED Lighting and HVAC	$4.97 PSF (est. 2020)

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Suites 215-260 contiguous up to 11,177 SF

View Property Brochure

PORTAGE PLAZA
FOR LEASE // 241 Portage Close, Sherwood Park

Suite	Area	Details
120	2,636 SF	Main floor // Developed // 60% open bay with 1 grade door
130	2,827 SF **PENDING**	Main floor // Developed // 60% open bay with 1 grade door
230	4,724 SF	Second floor // Developed office endcap
250	2,617 SF	Second floor // Undeveloped office endcap

Lease Rate	TI Allowance	Op. Costs
Office: $17.95 PSF Industrial: $15.95 PSF	Industrial: 30% turnkey Office: $50 PSF After T-Bar, LED Lighting and HVAC	$5.06 PSF (est. 2020)

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FOR LEASE

TAG DEVELOPMENTS

FLEX INDUSTRIAL
FORT SASKATCHEWAN

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Agressive Gross Rent Terms on Move In Ready Office Space

HEARTLAND CENTRE I
FOR LEASE // 11870 88 Avenue, Fort Saskatchewan

Suite	Area	Details
120	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 PENDING	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	Industrial: 30% turnkey Office: $50 PSF After T-Bar, LED Lighting and HVAC	$3.98 PSF (est. 2020)

HEARTLAND CENTRE II
FOR LEASE // 11602 88 Avenue, Fort Saskatchewan

Suite	Area	Details
100/104	5,229 SF	Main floor // Demisable base building
108	7,562 SF	Main floor // Move in ready // 1,716 SF of office with 5,846 SF open bay complete with trench drains
120/220	4,374 SF	Main & second floor // Move in ready // 2,450 SF of office with 1,924 SF open bay
128	7,159 SF	Main floor // Base building // Demisable
168	9,506 SF	Main floor // Base building // Demisable
180	3,369 SF PENDING	Main floor // Built out office and industrial
200/204	3,321 SF	Second floor // Demisable office space
208	1,660 SF	Second floor // Demisable office space
292	1,688 SF	Second Floor // Move in ready office space
196/296	3,694 SF	Main & Second floor // Base building
228-284	+/- 24,899 SF	Main & second floor // Demisable flex space

Lease Rate	TI Allowance	Op. Costs
Market	Industrial: 30% turnkey Office: $50 PSF After T-Bar, LED Lighting and HVAC	$3.59 PSF (est. 2020)

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Flexible Rates/Terms on Move In Ready Space

Cannabis Production Friendly

- **One craft production facility under construction**
- **Permitted Use per Land Use Bylaw**

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FOR LEASE/FOR SALE

TAG DEVELOPMENTS

RETAIL
SHERWOOD PARK // DRAYTON VALLEY

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MILLENNIUM RIDGE RETAIL CENTRE
FOR LEASE // 220 Lakeland Drive, Sherwood Park

Bldg/Suite	Area	Details
6/200	2,219 SF PENDING	Fixtured restaurant
6/201	1,143 SF	Retail space
4/510	2,244 SF	Retail space // Contiguous up to 10,445 SF
4/520	1,317 Sf	Retail space // Contiguous up to 10,445 SF
4/530	1,790 SF	Retail space // Contiguous up to 10,445 SF
4/550	5,094 SF	Retail space // Contiguous up to 10,445 SF

Lease Rate	TI Allowance	Op. Costs
$30.00 PSF	$20 PSF	Varies Per Building (eg. $10.84 PSF)

DRAYTON VALLEY POWER CENTRE
FOR LEASE/FOR SALE // 5205-5209 Power Centre Blvd., Drayton Valley

Bldg/Suite	Area	Details
5205/105	1,632 SF	Undeveloped endcap with drive through window
5205/101	1,535 SF	Built out retail space
5209/103	7,322 SF	Demisable retail space

Lease Rate/Sale Price	TI Allowance	Op. Costs
MARKET	MARKET	$9.54 PSF (est. 2020)

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FOR SALE

TAG DEVELOPMENTS

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
B4 L4	2.09	B7 L8	2.10	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	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			

Price	Zoning
From $375,000/Acre	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 • Posession Winter 2020 • 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	Zoning
From $395,000/Acre	Light Industrial/Medium Industrial

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ACHESON INDUSTRIAL
FOR SALE // Bevington Road & Parkland Ave, Acheson

Lot	Area (Ndac.)	Price	Details
419	5.46	SOLD	• 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	7.6	$419,000/ Net developable acre	

Price	Zoning
From $419,000/Net developable acre	BI/MI

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For Land Contact **Kaylee Haynes //**
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FOR SALE

TAG DEVELOPMENTS

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 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

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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For Land Contact **Kaylee Haynes //**
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