



// OFFICE // INDUSTRIAL // RETAIL // RESIDENTIAL

TAG
DEVELOPMENTS

March 2023

Leasing & Land Availability Update



// LAND
DEVELOPMENT

// BUILDING
DEVELOPMENT

// PROPERTY
MANAGEMENT

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INDUSTRIAL NEW BUILD

ACHESON // FORT SASKATCHEWAN



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ACHESON BUILD-TO-SUIT

FOR LEASE // Acheson, Parkland County

Lot	Area (ac)	Details
223	3.53	<ul style="list-style-type: none"> Offering build-to-suit services on a variety of lots in Acheson, AB Excellent location along high load corridor just west of Edmonton Neighbours include Manitoulin, Michener Allen, Sysco, and Western Star Trucks Competitive lease packages
406	4.89	
333B	5.02	
420	8.26	
3	11.84	

Lease Rate	TI Allowance	Zoning
Market	Market	Medium Industrial

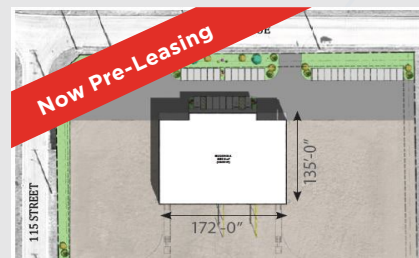
FORT INDUSTRIAL PROPOSED NEW CONSTRUCTION

Up to 25,705 SF on 4.55 Acres

8521 115 Street, Fort Saskatchewan

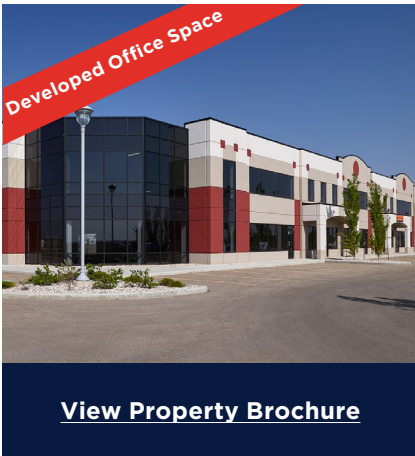
Suite	Area (SF)	Details
1	11,210 or 22,420 SF	Drive through bays // Turnkeys available
2	1,642 or 3,285 SF	Optional office mezzanine
3	130,680 SF	Yard - 3 Acres Prepared (11.8" Gravel)

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$3.22 (est. 2023)



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FLEX INDUSTRIAL FORT SASKATCHEWAN



HEARTLAND CENTRE I

FOR LEASE // 11870 88 Avenue, Fort Saskatchewan

Suite	Area	Details
104	2,725 SF LEASED	Main floor // Base building industrial space // Short-term lease in-place
128	5,899 SF	Main floor // Demisable base building space // Concept suite
148	3,316 SF	Main floor // Move in ready office space
152	3,551 SF	Main floor // Move in ready office space
212	820 SF	Second floor // Built out office space
252	1,566 SF	Second floor // Built out office space
228	14,827 SF	Second floor // Demisable office space
260	6,413 SF	Second floor // Demisable office space
280	1,609 SF	Second floor // Demisable office space

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$3.62 PSF (est. 2023)

HEARTLAND CENTRE II

FOR LEASE // 11602 88 Avenue, Fort Saskatchewan

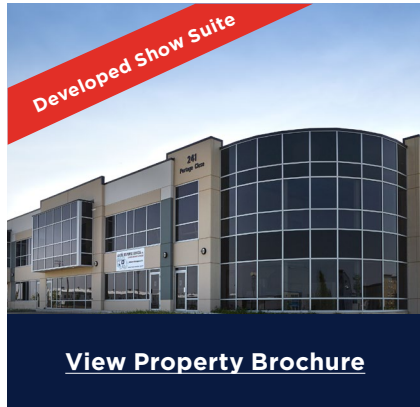
Suite	Area	Details
100	5,271 SF LEASED	Main floor // Short-term lease in-place
176	2,086 SF	Main floor // Base building // Demisable
120	5,251 SF LEASED	Main & second floor // Move in ready office/bay // Short-term lease in-place
208	1,675 SF	Second floor // Demisable office space
292	1,572 SF	Second Floor // Move in ready office space
228-268	+/- 14,192 SF	Second floor // Demisable office space

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$2.90 PSF (est. 2022)



OFFICE // FLEX INDUSTRIAL

SHERWOOD PARK



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	\$4.67 PSF (est. 2023)

PROVINCIAL PLACE

FOR LEASE // 167 Provincial Avenue, Sherwood Park

Suite	Area	Details
100/150	23,259 SF PENDING	Main floor // Turnkey autobody shop with office
155	2,183 SF	Main floor // Open bay with 1 grade door // Show suite
260	2,264 SF LEASED	Second floor office // Show suite
200	6,119 SF	Second floor // Turnkey office

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$4.92 PSF (est. 2023)



MILLENNIUM PROFESSIONAL

FOR LEASE // 2457 Broadmoor Blvd., Sherwood Park

Suite	Area	Details
110-112	+/- 3,700 SF	Main floor // Office or retail
108	+/- 1,800 SF	Main floor show suite // Partially developed
102	+/- 1,621 SF	Main floor // Undeveloped office or retail
114	+/- 2,065 SF LEASED	Main floor // Undeveloped office or retail
116	2,086 SF	Main floor // Show suite
120	1,033 SF	Main floor // Undeveloped office or retail

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$10.71 PSF (est. 2023)



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
4/520	1,317 SF	Partially built-out retail unit // Demisable
4/540	544 SF	Partially built-out retail unit
2/380	1,955 SF	Built-out retail unit // Former Cannabis

Lease Rate	TI Allowance	Op. Costs
Market	Market	Varies Per Building (eg. \$11.26 PSF)

DRAYTON VALLEY POWER CENTRE

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

Bldg/Suite	Area	Details
5209/101-105	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	\$9.75 PSF (est. 2023)



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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
Block 4 Lot 4	2.09	Block 7 Lot 8	LEASED (4.20 ac)	<ul style="list-style-type: none"> Access directly off of Hwy 15 Build to suit available Custom lot sizes available
Block 5 Lot 1	SOLD (6.40 ac)	Block 7 Lot 9	BUILD TO SUIT BY TAG	
Block 5 Lot 2	2.03	Block 7 Lot 6	2.14	
Block 5 Lot 3	4.55	Block 7 Lot 7	2.14	
Block 6 Lot 1	2.67	Block 9 Lot 4	10.58+	

Price	Zoning
From \$299,000/Acre	Light Industrial

HEARTLAND INDUSTRIAL PARK - STAGE 1

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

Lot	Area (ac)	Lot	Area (ac)	Details
Block 8 Lot 2	8.43	Block 4 Lot 1	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 4th quarter Build to suit options available
Block 8 Lot 1	4.74	Block 4 Lot 2	1.95	
Block 2 Lot 3	6.71	Block 3 Lot 1	2.52	
Block 2 Lot 2	PENDING (4.50 ac)	Block 3 Lot 2	1.85	
Block 2 Lot 1	SOLD (11.00 ac)	Block 3 Lot 3	4.15	
Block 1 Lot 1	10.00			

Price	Zoning
From \$399,000/Acre	Light Industrial/Medium Industrial



PARKLAND INDUSTRIAL PARK

FOR SALE // Acheson, AB

Lot	Area (ac)	Details
Block 1 Lot 333B	5.02	Acheson is one of the fastest growing industrial areas in Western Canada. <ul style="list-style-type: none"> Fully serviced and ready for development Build to suit options available
Block 2 Lot 223	3.53	
Block 5 Lot 406	4.89	
Block 5 Lot 3	11.84	
Block 5 Lot 420	8.26	

Price	Zoning
From: \$419,000/Acre	Medium Industrial



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	<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 \$2,900,000	Service Commercial

DRAYTON VALLEY COMMERCIAL

FOR SALE // Highway 22 wwood 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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RESIDENTIAL LAND

MORINVILLE, ALBERTA



// SITE DETAILS

PRICE/ACRE \$595,000

SIZE 2.05 ACRES

POSSESSION SUMMER 2021

ZONING MEDIUM/HIGH DENSITY RESIDENTIAL (R4)

DENSITY MAX 50.6 DU/AC

LOCATION GRANDIN DR & 96 AVE

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+/- 2.05 ACRE LOT
FOR SALE // Morinville, Alberta

Lot	Area (ac)	Details
TBD	2.05	<ul style="list-style-type: none"> Walking distance to schools k-12 Close proximity to new Recreation Centre Up to 4-storey Multi-Family

Price	Zoning
\$549,000/acre	R3 (Medium Density Residential)

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