



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)

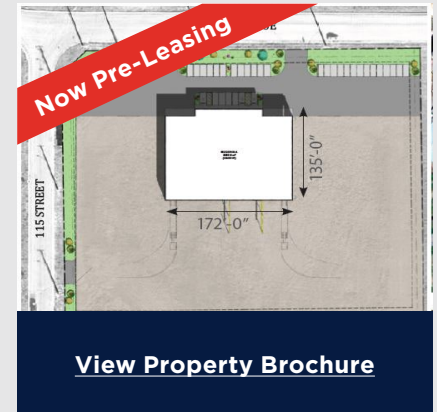
Sale Price	TI Allowance	Op. Costs
Entire Asset \$4,495,000 \$3,990,000	N/A	\$1.35 PSF ('20 Ptax only)
Half Duplex \$2,095,000	N/A	\$1.35 PSF ('20 Ptax only)

FORT INDUSTRIAL PROPOSED NEW CONSTRUCTION

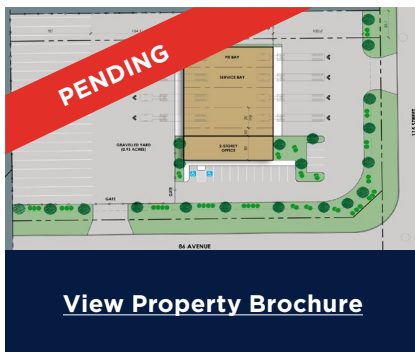
Up to 25,785 SF on 4.47 Acres (12% Site Coverage)
8626 115 Street, Fort Saskatchewan

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	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
180	3,381 SF PENDING	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
128-156	+/- 15,762 SF	Main floor // Base building // Demisable flex 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

Developed Office Endcap



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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	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
104	1,288 SF LEASED	Main floor // Undeveloped office or retail
113	2,086 SF	Main floor // Undeveloped office or retail
122	1,033 SF PENDING	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	Retail space
6/240	1,045 SF	Retail space
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



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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. <ul style="list-style-type: none"> • 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 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 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	1.86	
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
420	7.6	<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

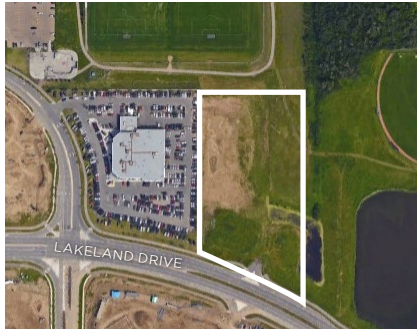
Price \$419,000/Net developable acre	Zoning BI/MI
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COMMERCIAL LAND SHERWOOD PARK // DRAYTON VALLEY



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LOT 15

FOR SALE // Lakeland Drive & Premier Way, Sherwood Park

Lot	Area (ac.)	Details
15 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 & 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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