



// OFFICE // INDUSTRIAL // RETAIL

NOVEMBER 2021

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
2	1,642 or 3,285 SF	Optional office mezzanine
3	21,780 SF	Yard - 1/2 Acre Prepared (11.8" Gravel)

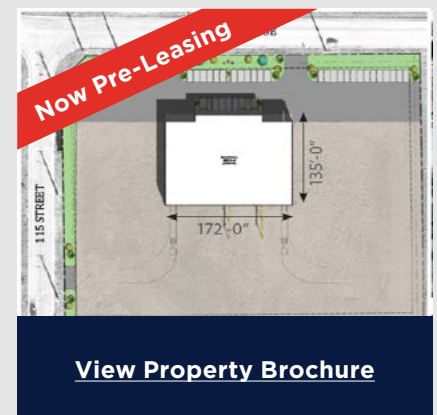
Sale Price	Lease Rate	TI Allowance	Op. Costs
\$4,495,000 \$3,849,000	Market	Market	\$2.95 PSF (est. 2021)

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. 2021)



- 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 opportunities

HEARTLAND CENTRE I

FOR LEASE // 11870 88 Avenue, Fort Saskatchewan

Suite	Area	Details
104	2,800 SF	Main floor // Base building industrial space
116	2,080 SF	Main floor // Built-out office and industrial // ** Available June, 2022 **
120/220	11,897 SF	Main and second floor // Demisable base building space // Concept suite
148	3,466 SF LEASED	Main floor // Move in ready office space // Short-term lease in-place
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
Market		Market
		Op. Costs
		\$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
128-156	+/- 15,762 SF	Main floor // Base building // Demisable flex space
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
228-268	+/- 24,983 SF	Second floor // Demisable office space

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$3.47 PSF (est. 2021)



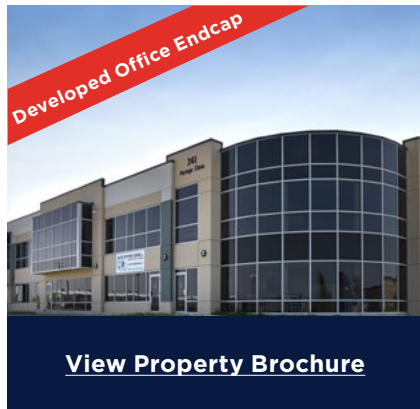
Will consider short-term
gross rent arrangements for
built-out opportunities

Cannabis Friendly

- One cannabis processing facility in occupancy
- Permitted Use per Land Use Bylaw



OFFICE // FLEX INDUSTRIAL SHERWOOD PARK


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**Flexibility on term length
for built-out opportunities**

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 // Undeveloped office // West endcap

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$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
240 - 260	1,532 SF - 7,177 SF	Second floor // Undeveloped office space contiguous up to +/- 11,177 SF
220	+/- 4,000 SF PENDING	Second floor // Office

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$4.57 PSF (est. 2021)


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- Suites 100-122 contiguous up to +/- 6,300 SF
- Suites 108-114 contiguous up to 7,333 SF

MILLENNIUM PROFESSIONAL

FOR LEASE // 2457 Broadmoor Blvd., Sherwood Park

Suite	Area	Details
108-114	1,185 SF - 7,333 SF	Main floor // Undeveloped office or retail // Contiguous up to 7,333 SF
100-122	1,711 SF - +/- 6,300 SF	Main floor // Undeveloped office or retail Contiguous up to +/- 6,300 SF
116	2,086 SF	Main floor // Undeveloped office or retail
120	1,033 SF	Main floor // Undeveloped office or retail
205	Up to 2,895 SF	Second floor // Undeveloped office

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$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 LEASED	Base building retail unit
6/240	1,063 SF	Retail unit // Former pizza restaurant
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)
4/520	1,317 SF	Developed retail unit (former shoe boutique)
4/540	+/- 700 SF	Base building retail unit
4/550	1,389 SF PENDING	Base building retail unit
4/560	+/- 3,000 SF PENDING	Base building retail unit

Lease Rate	TI Allowance	Op. Costs
Market	Market	Varies Per Building (eg. \$11.87 PSF)

DRAYTON VALLEY POWER CENTRE

FOR LEASE // 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

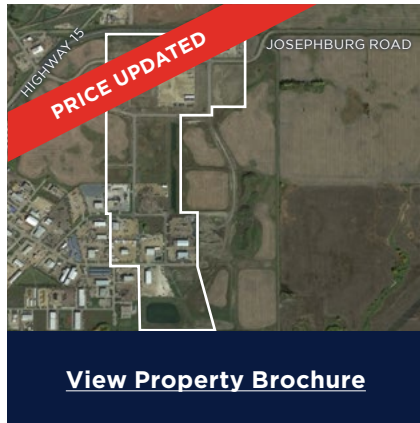
Lease Rate/Sale Price	TI Allowance	Op. Costs
Market	Market	\$10.53 PSF (est. 2021)



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INDUSTRIAL LAND

FORT SASKATCHEWAN // ACHESON



FORT INDUSTRIAL ESTATES

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

Lot	Area (ac.)	Lot	Area (ac.)	Details
B4 L4	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	4.47	B7 L9	BUILD TO SUIT BY TAG	
B5 L2	3.98	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

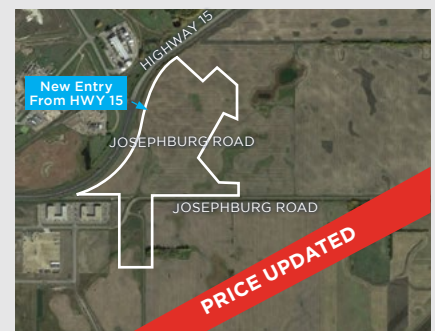
Lot	Area (ac.)	Lot	Area (ac.)	Details
B8 L2	8.43	B4 L1	3.01	Now selling: Heartland Industrial Park Stage 1 featuring highway frontage lots and a new all directional access off Highway 15 - Possession Winter 2022 - Build to suit options available
B8 L1	4.74	B4 L2	1.95	
B1 L1	7.31	B3 L1	2.52	
B2 L2	2.92	B3 L2	1.85	
B2 L1	12.00 PENDING	B3 L3	2.15	
B1 L1	10.00	B3 L4	2.00	

Price

From \$399,000/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	- 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

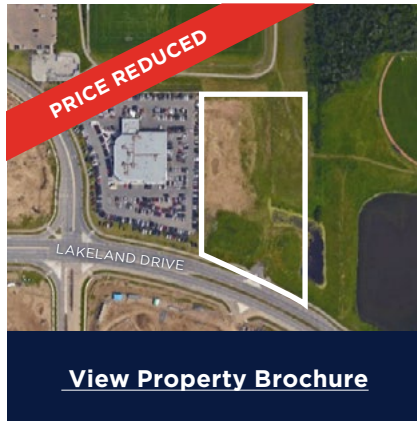


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COMMERCIAL LAND

SHERWOOD PARK // DRAYTON VALLEY



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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