



OFFICE // FLEX INDUSTRIAL SHERWOOD PARK



[View Property Brochure](#)

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

PORTAGE PLAZA

FOR LEASE // 241 Portage Close, Sherwood Park

Suite	Area	Details
120	2,636 SF PENDING	Main floor // Developed // 60% open bay with 1 grade door // Former Auto Repair Shop
150	4,739 SF	Main floor // West endcap // 50% office/high bay // 1 grade door
230	4,724 SF	Second floor // Developed office // East endcap
250	2,617 SF	Second floor // Undeveloped office endcap

Lease Rate	TI Allowance	Op. Costs
Industrial: From \$13.00 PSF Office: From \$15.00 PSF	Up to full Landlord turnkey	\$5.06 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
Industrial: From \$13.00 PSF Office: From \$15.00 PSF	Up to full Landlord turnkey	\$4.97 PSF (est. 2020)



[View Property Brochure](#)

**Suites 215-260 contiguous
up to 11,177 SF**



[View Property Brochure](#)

**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
From: \$18.00 PSF	\$50 PSF After T-Bar, LED Lighting and HVAC	\$10.38 PSF (est. 2020)



INDUSTRIAL NEW BUILD

ACHESON // FORT SASKATCHEWAN



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
Lease From: \$15.95 PSF	\$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 \$12.95 PSF	\$10.00 PSF	\$3.25 (est. 2020)



Pre-Cast and Pre-Eng Turnkey
Design-Build Budgets In-Hand



FLEX INDUSTRIAL FORT SASKATCHEWAN



**Flexibility on term length 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
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
Industrial: From \$12.00 PSF Office: From \$14.00 PSF	Up to full Landlord turnkey	\$3.98 PSF (est. 2020)

HEARTLAND CENTRE II

FOR LEASE // 11602 88 Avenue, Fort Saskatchewan

Suite	Area	Details
100/104	5,229 SF LEASED	Main floor // Demisable base building // Short term storage lease in-place
108	7,562 SF LEASED	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
176	2,080 SF	Main floor // Base building // Demisable
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
128-156	+/- 15,000 SF	Main floor // Base building // Demisable flex space
228-268	+/- 24,899 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	\$3.59 PSF (est. 2020)



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

Cannabis Friendly

- One cannabis processing facility under construction
- Permitted Use per Land Use Bylaw



RETAIL

SHERWOOD PARK // DRAYTON VALLEY



[View Property Brochure](#)

MILLENNIUM RIDGE RETAIL CENTRE

FOR LEASE // 220 Lakeland Drive, Sherwood Park

Bldg/Suite	Area	Details
6/200	2,219 SF	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
From \$25.00 PSF	Up to \$30 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)



[View Property Brochure](#)

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	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 PENDING	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

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 2021 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



ACHESON INDUSTRIAL

FOR SALE // Bevington Road & Parkland Ave, Acheson

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

Price

From \$419,000/Net
developable acre

Zoning

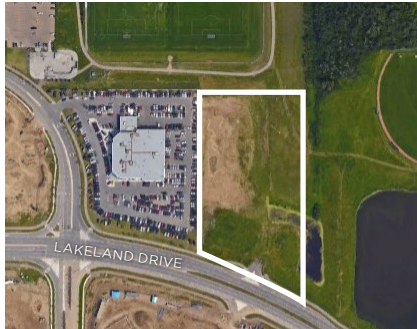
BI/MI





COMMERCIAL LAND

SHERWOOD PARK // DRAYTON VALLEY


[View Property Brochure](#)

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


[View Property Brochure](#)

// STAY UP TO DATE

Sign up for our monthly reports [here](#)