

# 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)

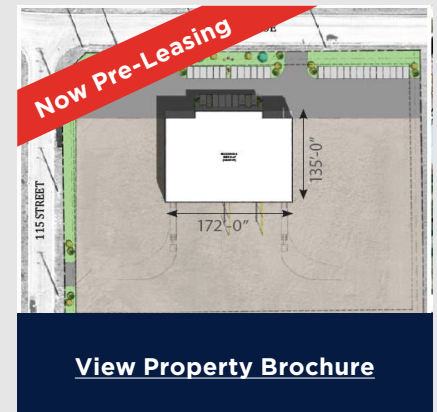
Sale Price	Lease Rate	TI Allowance	Op. Costs
Entire Asset <del>\$4,495,000</del> \$3,990,000	Market	Market	\$2.95 PSF (est. 2021)
Half Duplex \$2,095,000	Market	Market	\$2.95 PSF (est. 2021)

## 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**



## FORT INDUSTRIAL NEW CONSTRUCTION

17,000 SF on 2.6 Acres  
8615 115 Street, Fort Saskatchewan

Suite	Area	Details
1	17,000 SF <b>LEASED</b> BUILT TO SUIT BY TAG	Drive-in overhead doors // Turnkeys available
2	113,256 SF	Yard - 4.2 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
104	2,800 SF	Main floor // Base building industrial space
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
Market	Market	\$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)

Developed Industrial Bays



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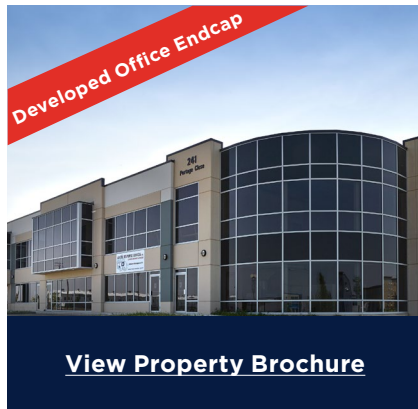
Will consider short-term  
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built-out opportunities

#### 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
215 - 260	1,532 SF - 11,177 SF	Second floor // Undeveloped office space contiguous up to +/- 11,177 SF

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	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	1,325 SF	Base building retail unit (see physio test-fit)
4/550	1,653 SF	Base building retail unit (see hair salon test-fit)
4/560	2,116 SF	Base building retail unit (see medical test-fit)

Lease Rate	TI Allowance	Op. Costs
Market	Market	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)

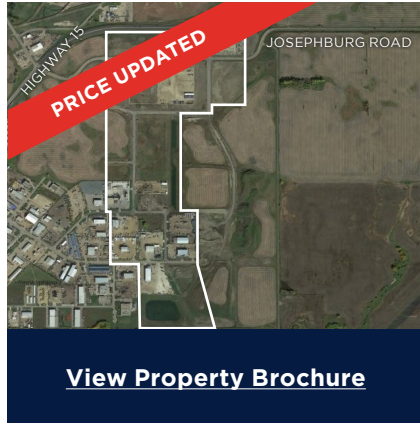


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# INDUSTRIAL LAND

## FORT SASKATCHEWAN // ACHESON



### FORT INDUSTRIAL ESTATES

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

Lot	Area (ac.)	Lot	Area (ac.)	Details
B4 L4	2.09	B7 L8	1.6	<p>Join Access Pipelines, Acuren, ENGIE Fabricom, Praxair, Scafom and Strike Energy in the Industrial Heartland.</p> <ul style="list-style-type: none"><li>• Access directly off of Highway 15</li><li>• Build to suit available</li><li>• Custom lot sizes available</li></ul>
B5 L1	4.47	B7 L9	2.6	
		LEASED BUILD TO SUIT BY TAG		
B5 L2	3.98	B6 L1	2.68	
B5 L3	4.55	B9 L4	10.58	
B7 L6	2.14	B7 L7	2.14	

#### 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 <ul style="list-style-type: none"> <li>Possession Winter 2022</li> <li>Build to suit options available</li> </ul>
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	B3 L3	2.15	
B1 L1	10.00	B3 L4	2.00	

#### Price

From \$399,000/Acre

#### Zoning

Light Industrial/Medium Industrial



### ACHESON INDUSTRIAL

FOR SALE // Bevington Road & Parkland Ave, Acheson

Lot	Area (ac.)	Details
420	7.6	<ul style="list-style-type: none"> <li>Excellent location along high load corridor just west of Edmonton</li> <li>Neighbours include Manitoulin, Michener Allen, Sysco, and Western Star Trucks</li> <li>Build to suit available</li> </ul>

#### Price

\$419,000/Net  
developable acre

#### Zoning

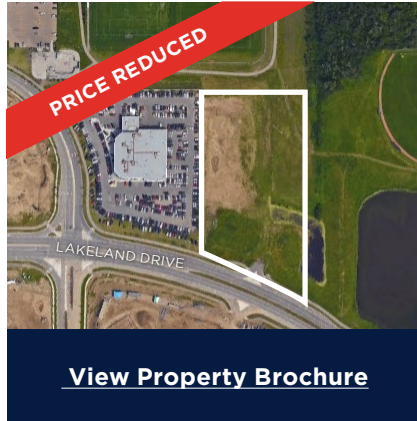
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# COMMERCIAL LAND

## SHERWOOD PARK // DRAYTON VALLEY



### LOT 15

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

Lot	Area (ac.)	Details
15 <b>PRICE REDUCED</b>	5.81	<ul style="list-style-type: none"> <li>• Adjacent to Lakeland Drive</li> <li>• South of Millennium Place which generates over 2.3 million visitors per year</li> <li>• Build to suit available</li> </ul>

Price	Zoning
<del>\$3,300,000</del> \$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	<ul style="list-style-type: none"> <li>• Located next to Walmart, Canadian Tire and Ford</li> <li>• Immediate possession available</li> </ul>
11	1.36	

Price	Zoning
\$325,000/Acre	Commercial // Mixed Service Industrial



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