



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

TAG
DEVELOPMENTS

NOVEMBER 2025

Leasing & Land Availability Update



// LAND
DEVELOPMENT

// BUILDING
DEVELOPMENT

// PROPERTY
MANAGEMENT

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INDUSTRIAL NEW BUILD

ACHESON // FORT SASKATCHEWAN



ACHESON BUILD-TO-SUIT

FOR LEASE // Acheson, Parkland County

Lot	Area (ac)	Details
Block 1 Lot 333B	SOLD (5.02 ac)	- 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
Block 2 Lot 223	3.53	
Block 5 Lot 406	4.89	
Block 5 Lot 3	11.84	
Block 5 Lot 420	SOLD (8.26 ac)	

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	TBD



FLEX INDUSTRIAL FORT SASKATCHEWAN



HEARTLAND CENTRE I

FOR LEASE // 11870 88 Avenue, Fort Saskatchewan

Suite	Area	Details
100	3,140 SF	PENDING Available May 1, 2026
104	2,725 SF	PENDING Main floor // Base building industrial space
128	5,899 SF	Main floor // Demisable base building space // Concept suite
140	1,427 SF	Available
148	3,316 SF	Main floor // Built out office & warehouse
152	3,551 SF	Main floor // Built out office
168	7,796 SF	Main floor // Turnkey office & warehouse
184	2,674 SF	PENDING Main floor // Built out office & warehouse
196/296	6,773 SF	Turnkey office space // Available August 31, 2026
216	760 SF	Available Jan 1, 2026
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	\$3.92 PSF (est. 2025)

HEARTLAND CENTRE II

FOR LEASE // 11602 88 Avenue, Fort Saskatchewan

Suite	Area	Details
100	5,271 SF	Main floor // Warehouse space
108	3,381 SF	Main floor // Built out office and warehouse
180	3,375 SF	Available immediately
200	3,390 SF	Second floor // Demisable office space
228-268	+/- 14,192 SF	Second floor // Demisable office space

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$3.33 PSF (est. 2025)



OFFICE // FLEX INDUSTRIAL

SHERWOOD PARK



PORTAGE PLAZA

FOR LEASE // 241 Portage Close, Sherwood Park

Suite	Area	Details
200	10,737 SF	Second floor // Developed office // East endcap

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$5.34 PSF (est. 2025)

PROVINCIAL PLACE

FOR LEASE // 167 Provincial Avenue, Sherwood Park

Suite	Area	Details
210	+/- 1,900 SF	Second floor // Office

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$5.11 PSF (est. 2025)



MILLENNIUM PROFESSIONAL

FOR LEASE // 2457 Broadmoor Blvd., Sherwood Park

Suite	Area	Details
300	13,034 SF	Available Summer 2026

Lease Rate	TI Allowance	Op. Costs
Market	Market	\$12.36 PSF (est. 2025)



RETAIL

SHERWOOD PARK // DRAYTON VALLEY



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MILLENNIUM RIDGE RETAIL CENTRE

FOR LEASE // 220 Lakeland Drive, Sherwood Park

Bldg/Suite	Area	Details
6/240	1,063 SF	Built-out quick service restaurant

Lease Rate	TI Allowance	Op. Costs
Market	Market	Varies Per Building (eg. \$11.43 PSF)

DRAYTON VALLEY POWER CENTRE

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

Bldg/Suite	Area	Details
5209/101	1,535 SF	Demisable retail space
5209/102/103	1,995 SF	Demisable retail space
5209/104	1,632 SF	Demisable retail space // Drive-thru
5205/103	3,726 SF	Available immediately
5205/105-106	2,382 SF	Demisable retail space

Lease Rate/Sale Price	TI Allowance	Op. Costs
Market	Market	\$9.01 PSF (est. 2025)



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INDUSTRIAL LAND

ACHESON // FORT SASKATCHEWAN


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PARKLAND INDUSTRIAL PARK

FOR SALE // Acheson, AB

Lot	Area (ac)	Details
Block 1 Lot 333B	SOLD (5.02 ac)	Acheson is one of the fastest growing industrial areas in Western Canada. - Fully serviced and ready for development - Build to suit options available
Block 2 Lot 223w	3.53	
Block 5 Lot 406	4.89 ac	
Block 5 Lot 3	11.84	
Block 5 Lot 420	SOLD (8.26 ac)	

Price

From: \$395,000/Acre

Zoning

Medium Industrial

HEARTLAND INDUSTRIAL PARK

FOR SALE // 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 featuring highway frontage lots and a new all directional access off Highway 15. - Immediate possession - Build to suit options available - Access directly off Hwy 15 - Build to suit available - Custom lot sizes 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	SOLD (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	Block 4 Lot 4	2.09	
Block 5 Lot 1	SOLD (6.40 ac)	Block 7 Lot 8	LEASED (4.20 ac)	
Block 5 Lot 10	2.03	Block 7 Lot 9	BUILD TO SUIT BY TAG	
Block 5 Lot 3	4.55	Block 7 Lot 7	2.14	
Block 6 Lot 1	2.67	Block 9 Lot 4	10.58+	
Block 7 Lot 6	2.14			


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COMMERCIAL/RESIDENTIAL LAND

MORINVILLE // DRAYTON VALLEY


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+/- 2.05 ACRE LOT

FOR SALE // Morinville, Alberta

Lot	Area (ac)	Details
TBD	2.05	- Walking distance to schools k-12 - Close proximity to new Recreation Centre - Up to 4-storey Multi-Family

Price	Zoning
\$485,366/acre	R3 (Medium Density Residential)

DRAYTON VALLEY COMMERCIAL

FOR SALE // Highway 22 wwood 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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