

WESTLINK

BUSINESS PARK

HIGHWAY 16A & SPRUCE VALLEY ROAD,
ACHESON, AB

FRONTAGE ONTO HIGHWAY 16A

SALE, LEASE, & BUILD-TO-SUIT OPPORTUNITIES



Kurt Paull, SIO®
Partner
780 932 0578
kurt.paull@cwedm.com

Andy Horvath
Partner
780 917 8338
andy.horvath@cwedm.com

Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedm.com

Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

Himashi Colambage
Team Coordinator, Unlicensed
780-702-9472
Himashi.Colambage@cwedm.com

Keith Boer
Associate
587 990 8557
keith.boer@cwedm.com

WESTLINK

BUSINESS PARK

HIGHWAY 16A & SPRUCE VALLEY ROAD, ACHESON, AB

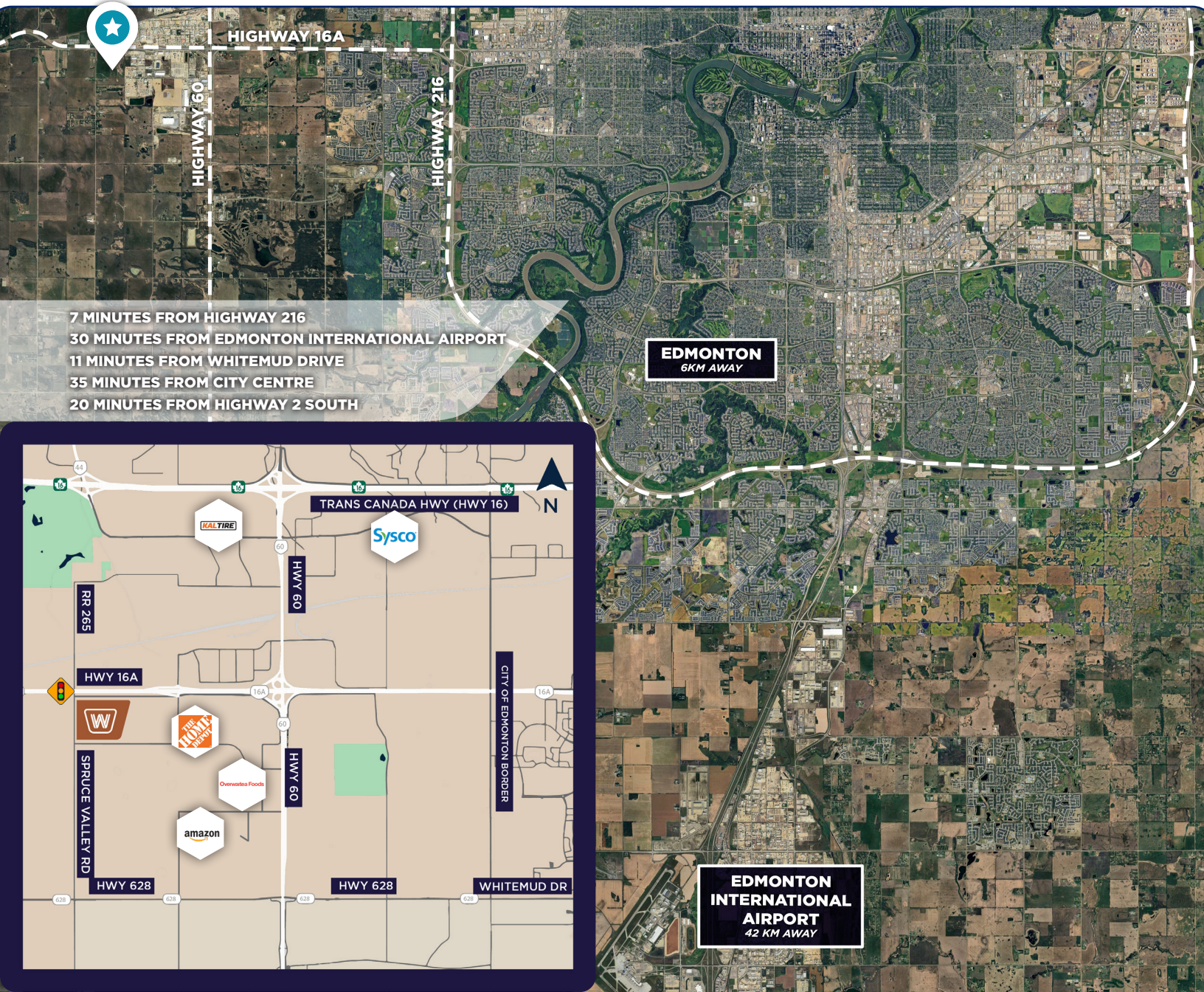
SITE LOCATION

THE LOCATION

Westlink Business Park fronts on to Highway 16A which is directly connected to the main transportation routes north/south (Highway 60) and east/west (Highway 16 – Trans Canada Highway).

ACCESS

The site is accessed through a newly constructed intersection at the intersection of Spruce Valley Road and Highway 16A.



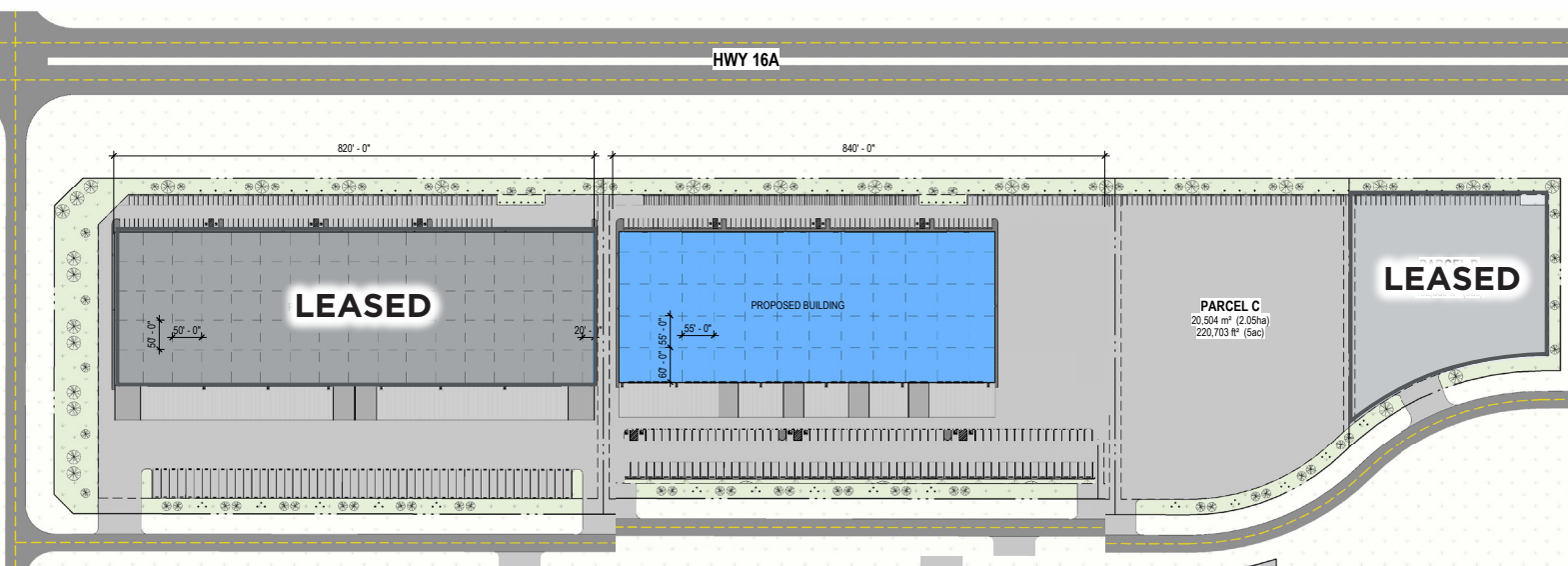
WHY ACHESON

- Drawing from a labour pool of roughly 1.5 million people across the Greater Edmonton Metro Region, Acheson offers access to a deep and skilled workforce. Combined with some of the area's lowest non-residential property tax rates and competitive industrial land pricing, the municipality has become a compelling location for businesses. Its proximity to air service, rail lines, and major trucking corridors further strengthens its role within regional distribution networks.
- Acheson is home to a broad mix of industries, including transportation, warehousing, manufacturing, logistics, energy, agriculture, and technology. This varied economic base positions the area to support long-term growth while encouraging new investment and innovation.
- Located approximately five kilometres west of Edmonton, the Acheson Industrial Area ranks among the region's most active employment nodes. Spanning more than 10,600 acres, the district benefits from direct access to key transportation routes—Highway 60, Highway 16, Highway 16A, and CN rail—along with the absence of supplementary business taxes, factors that continue to attract major industrial and manufacturing users.
- Acheson stands out as one of Edmonton's top-performing industrial submarkets, posting an overall vacancy rate of just 2.1%.
- Acheson has also attracted significant capital investment in recent years, with more than 300,000 square feet of new industrial space delivered over the past two years, driven largely by large corporations developing purpose-built, build-to-suit facilities.

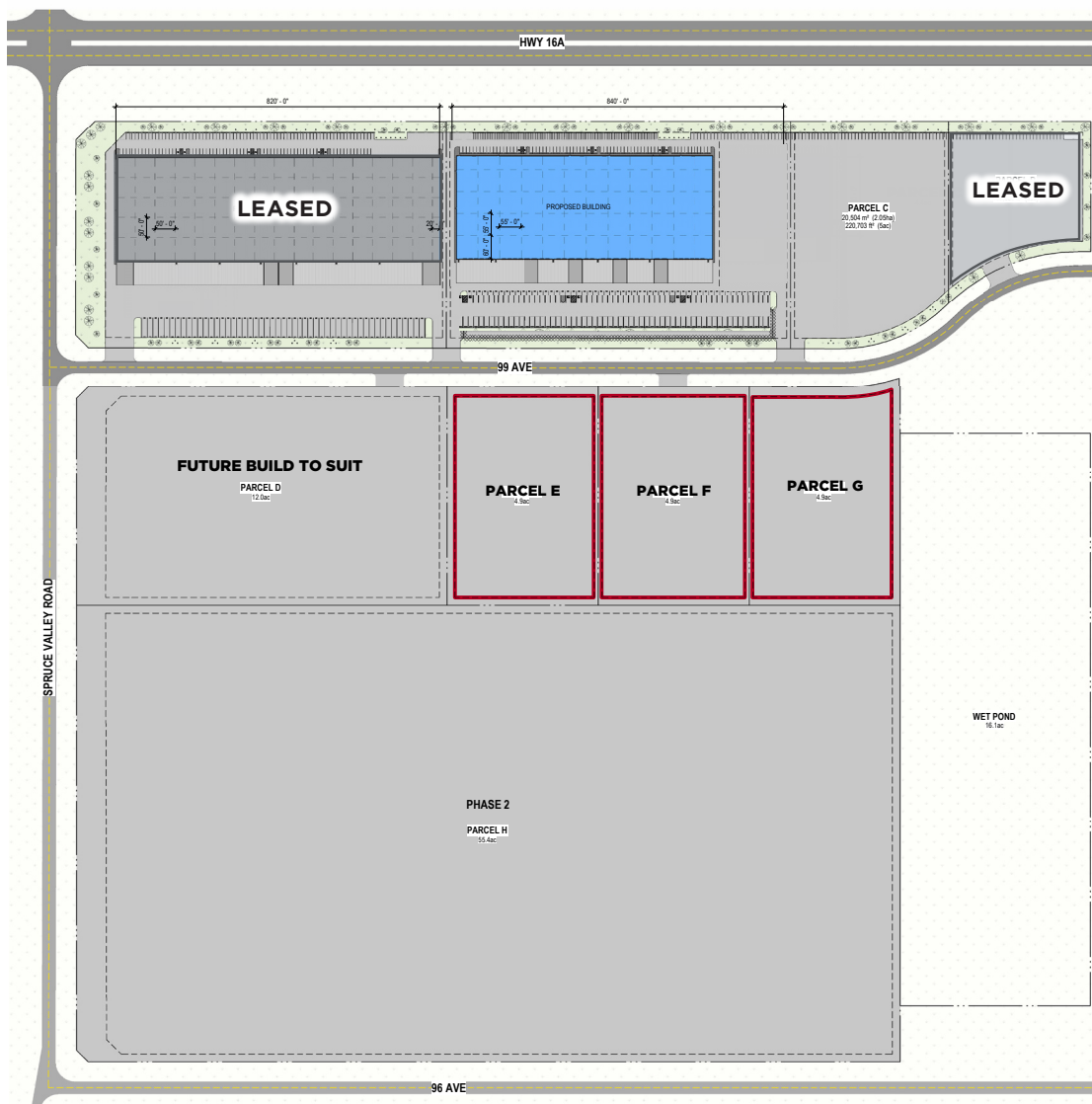
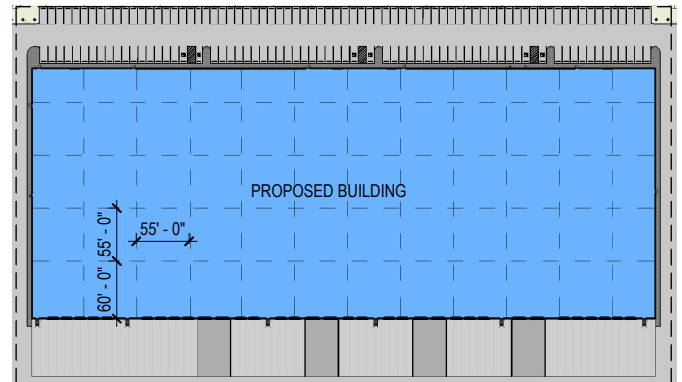
BUILDING SPECIFICATIONS

BUILDING 1

TOTAL BUILDING SIZE	165,000 SF
MINIMUM BAY SIZE	13,750 SF
ZONING	BI - BUSINESS INDUSTRIAL
LOADING DOORS	DOCK AND RAMPED GRADE
YARD AREA	NO
CEILING HEIGHT	32'
STANDARD GRID COLUMN	55'X55'
BULDING DEPTH	250'
LIGHTING	LED
SPRINKLERS	ESFR
POWER SERVICE	2,500 AMP, 600 VOLT (MAIN)
NOTES	• RECESSED DOCK LOADING FOR VARIOUS BAY SIZE CONFIGURATION WITH DOCK & GRADE LOADING COMBINATIONS • YARD AVAILABLE AT \$1.50 PER SF



BUILDING RENDERINGS



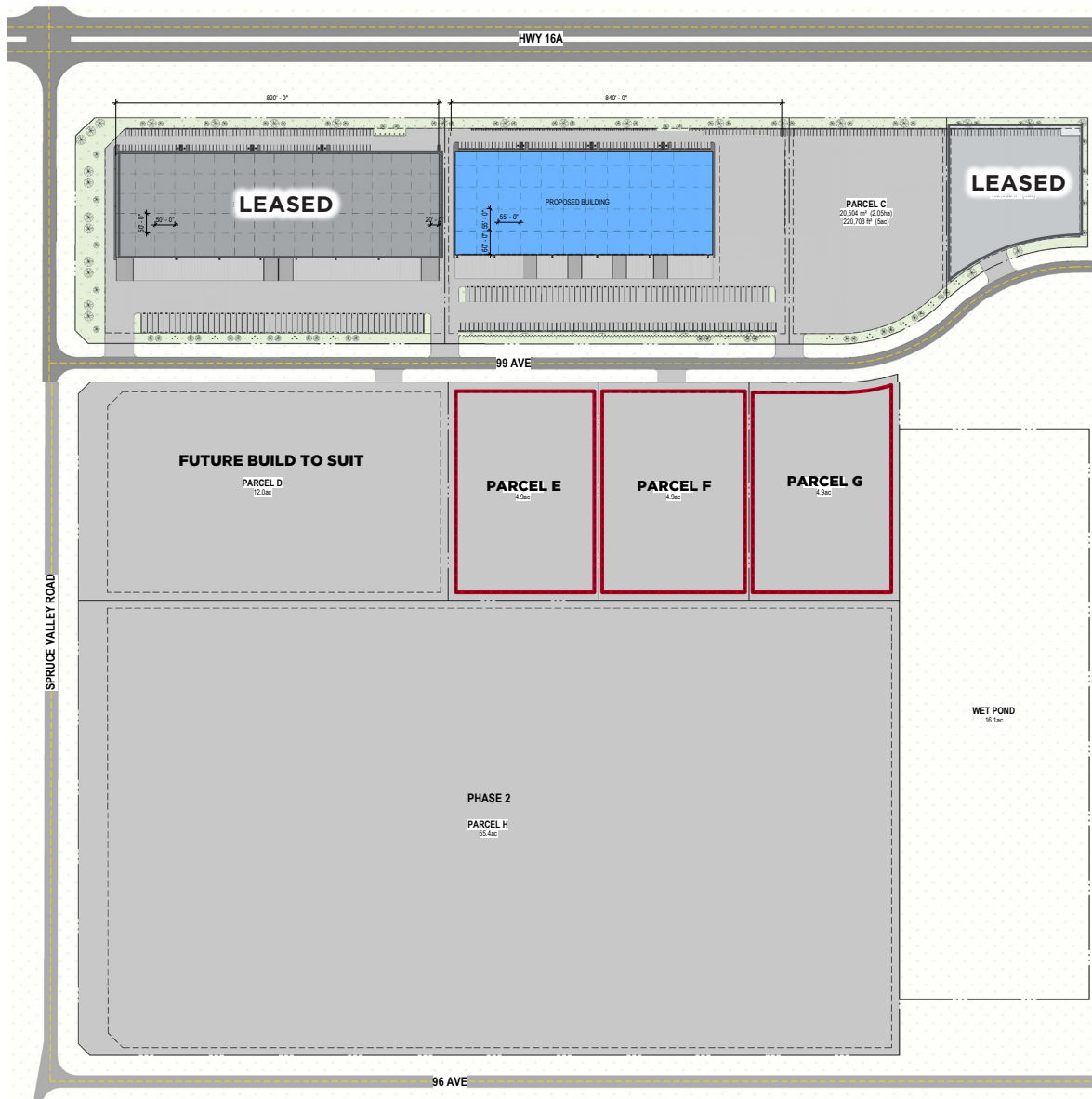
WESTLINK

BUSINESS PARK

HIGHWAY 16A & SPRUCE VALLEY ROAD, ACHESON, AB

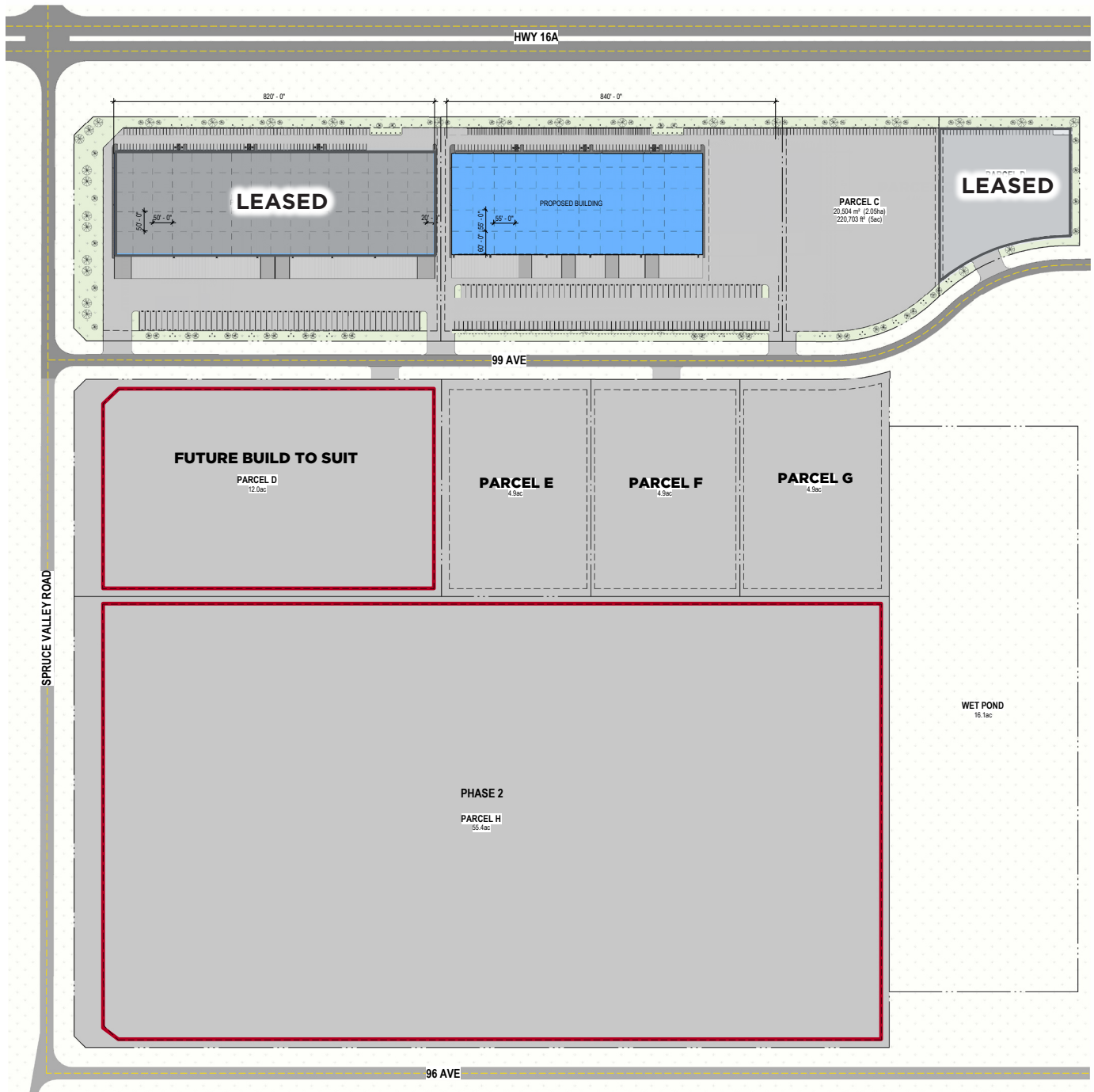
LOTS FOR SALE

	PARCEL C	PARCEL E	PARCEL F	PARCEL G
SITE SIZE	4.4 ACRES	4.90 ACRES	4.90 ACRES	4.90 ACRES
ZONING	BI BUSINESS INDUSTRIAL	BI BUSINESS INDUSTRIAL	BI BUSINESS INDUSTRIAL	BI BUSINESS INDUSTRIAL
PRICE PER ACRE	MARKET	\$650,000	\$650,000	\$650,000



BUILD TO SUIT

With Panattoni's industry-leading build to suit program, you can choose from a wide range of customizable options to fit your exact specifications.



DEVELOPERS

Panattoni Development Company, Inc. ("PDC") along with our European and Canadian affiliates (collectively "Panattoni") is one of the largest privately held, full-service real estate development companies in the world.

We operate from 69 offices in the United States, Canada and Europe. Since inception, we have developed more than 630 million square feet of space including more than 216 million square feet of build-to-suit projects. Highly experienced local partners operate in each of their markets focusing on project sourcing and execution.

We have a proven international track record in the development and management of industrial, office, and build-to-suit projects. While enjoying the benefits of an international development firm, operational and financial responsibilities reside at the local market level. The local presence is a key success factor for us, providing in-depth local market knowledge and relationships and generating a wide base of business opportunities.



panattoni.com



WESTLINK BUSINESS PARK

Kurt Paull, SIOR®
Partner
780 932 0578
kurt.paull@cwedm.com

Andy Horvath
Partner
780 917 8338
andy.horvath@cwedm.com

Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedm.com

Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

Himashi Colambage
Team Coordinator, Unlicensed
780-702-9472
Himashi.Colambage@cwedm.com

Keith Boer
Associate
587 990 8557
keith.boer@cwedm.com

