

WESTLINK

BUSINESS PARK

HIGHWAY 16A & SPRUCE VALLEY ROAD,
ACHESON, AB

FRONTAGE ONTO HIGHWAY 16A

SALE, LEASE, & BUILD-TO-SUIT OPPORTUNITIES



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WESTLINK BUSINESS PARK

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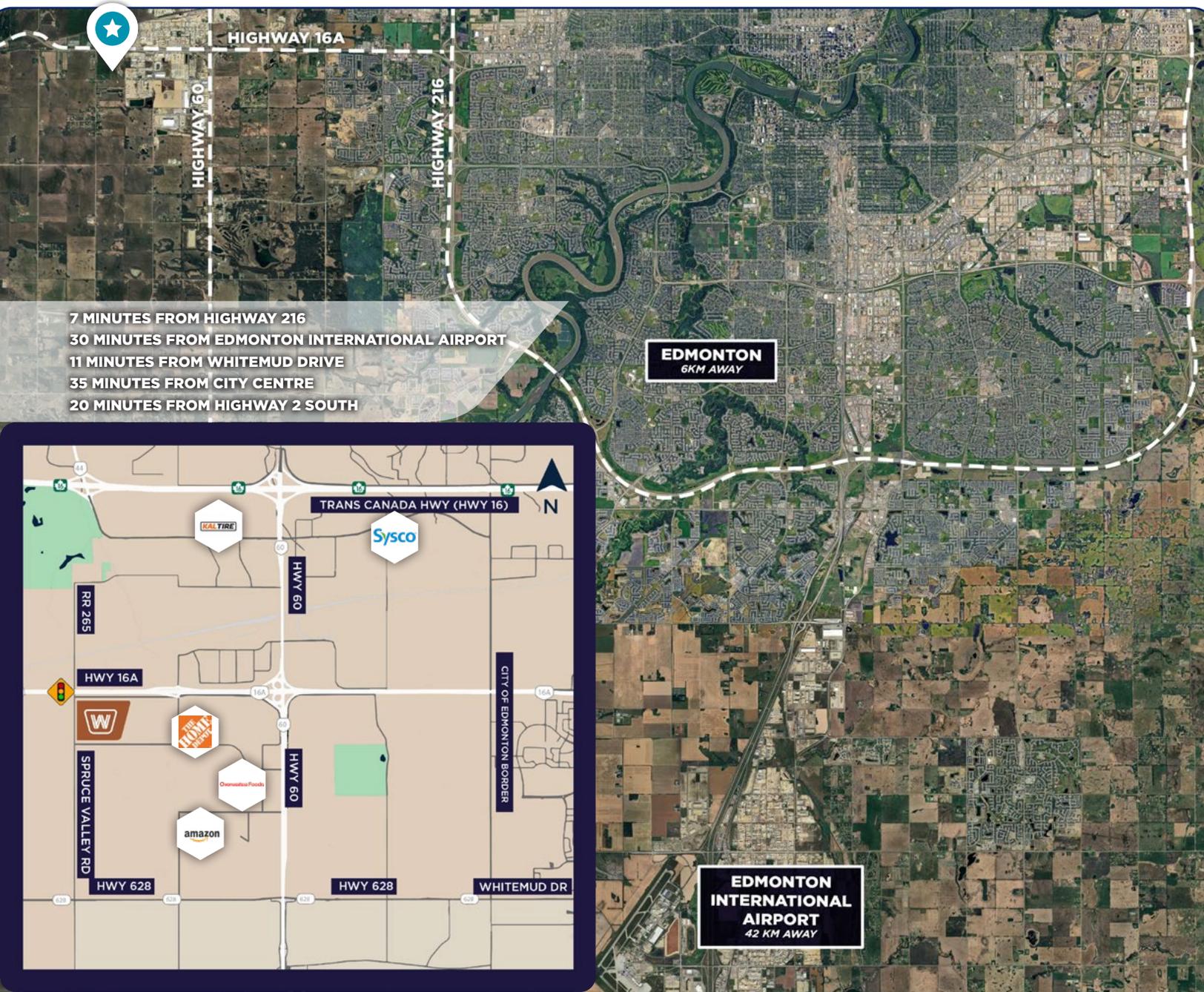
SITE LOCATION

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.

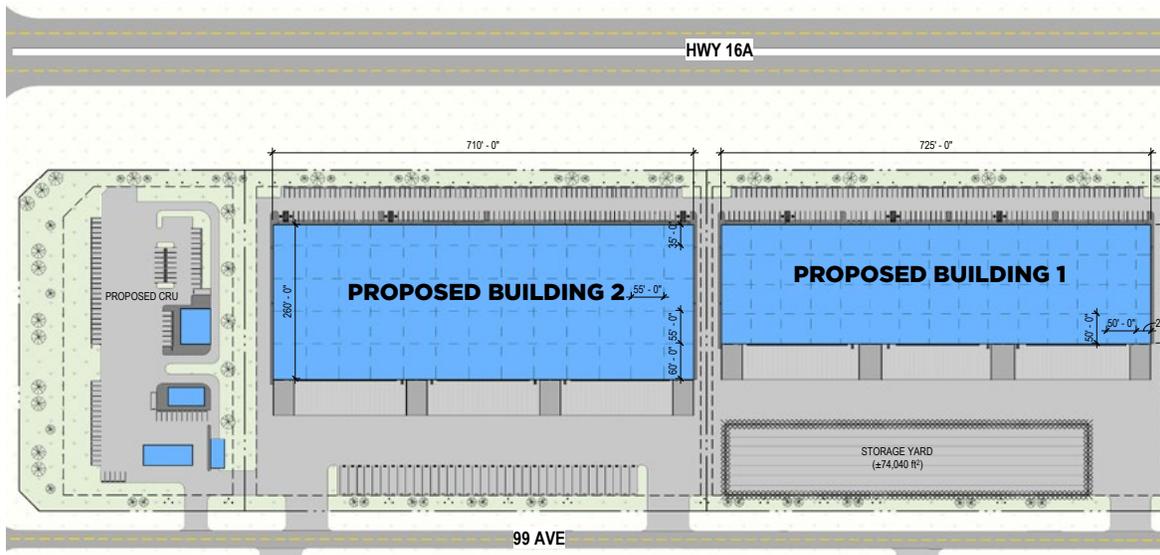


WHY ACHESON

- 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	BUILDING 2
TOTAL BUILDING SIZE	145,000 SF	184,600 SF
MINIMUM BAY SIZE	10,000 SF	14,300 SF
ZONING	BI - BUSINESS INDUSTRIAL	BI - BUSINESS INDUSTRIAL
LOADING DOORS	DOCK AND RAMPED GRADE	DOCK AND RAMPED GRADE
YARD AREA	NO	YES
CEILING HEIGHT	32'	36'
STANDARD GRID COLUMN	50'X50'	55'X55' WITH 60' SPEED BAY
BULDING DEPTH	200'	260'
LIGHTING	LED	LED
SPRINKLERS	ESFR	ESFR
POWER SERVICE	2,500 AMP, 600 VOLT (MAIN)	2,500 AMP, 600 VOLT (MAIN)
NOTES	<ul style="list-style-type: none"> RECESSED DOCK LOADING FOR VARIOUS BAY SIZE CONFIGURATION WITH DOCK & GRADE LOADING COMBINATIONS YARD AVAILABLE AT \$1.50 PER SF 	<ul style="list-style-type: none"> ABILITY FOR A SINGLE USER TO FENCE AND DEDICATE EXISITNG TRAILER PARKING AREA AT REAR RAMPED TO GRADE LOADING FOR VARIOUS BAY SIZES



WESTLINK BUSINESS PARK

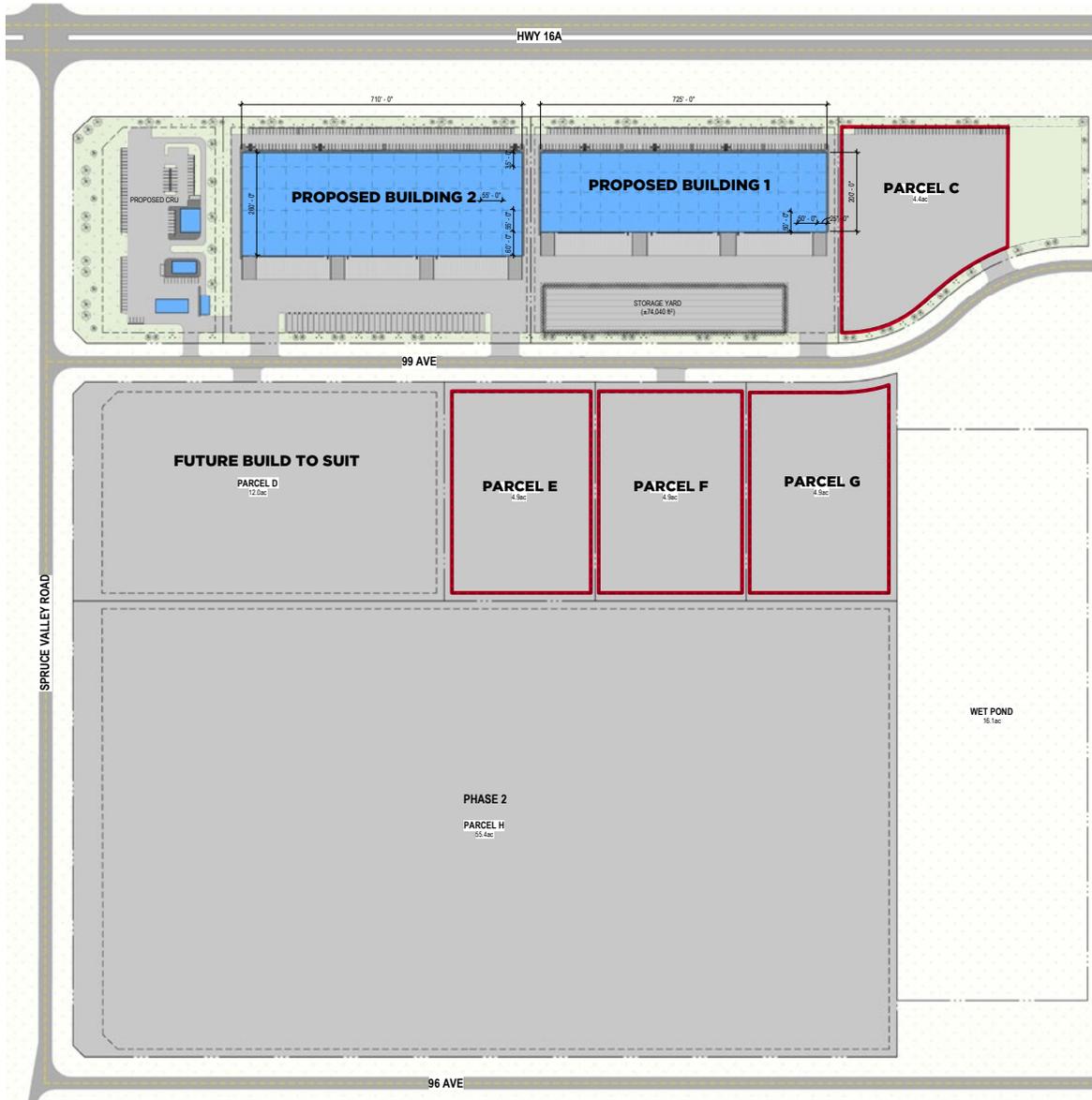
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BUILDING RENDERINGS



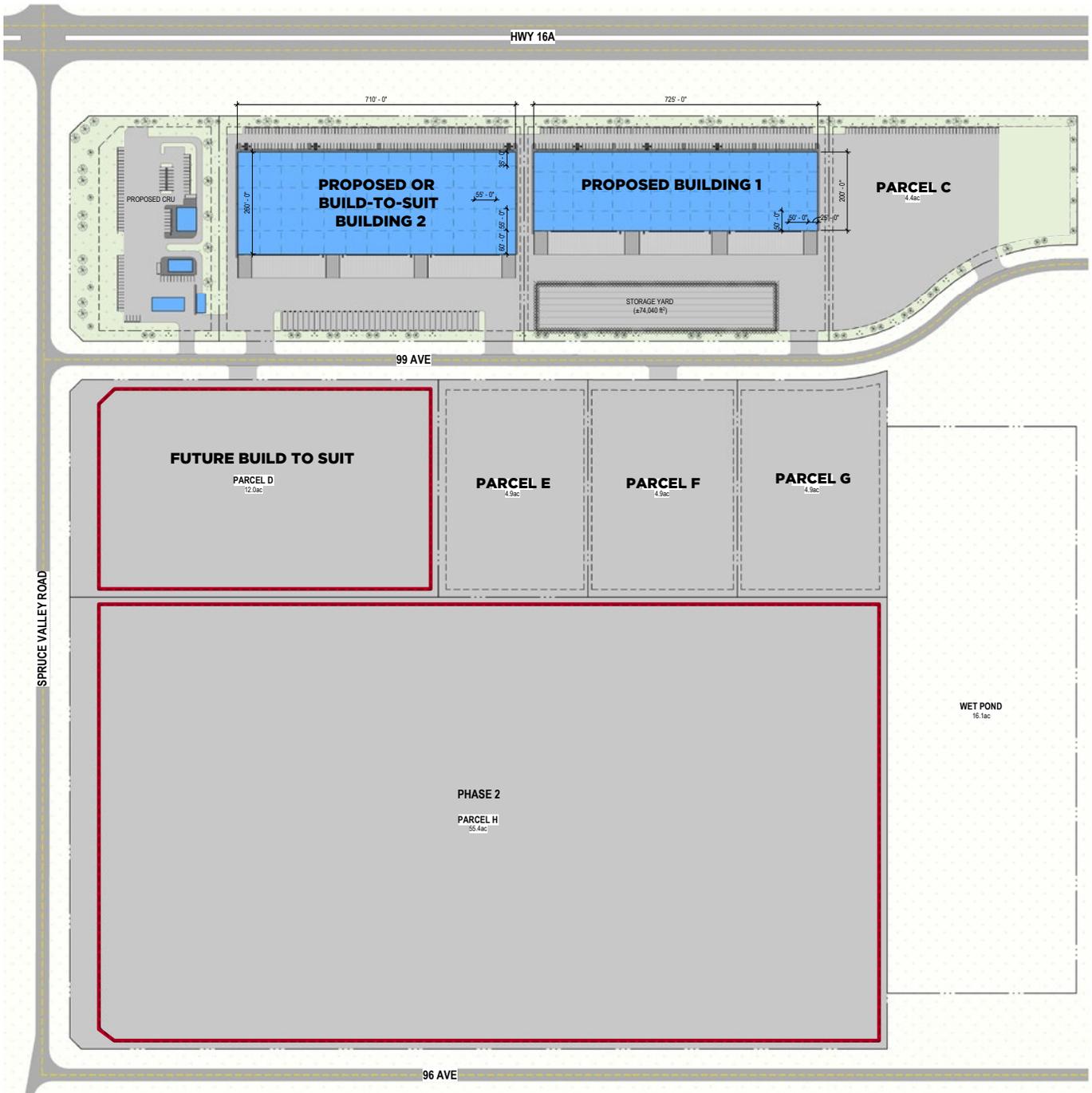
LOTS FOR SALE

	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	MARKET	MARKET	MARKET



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.

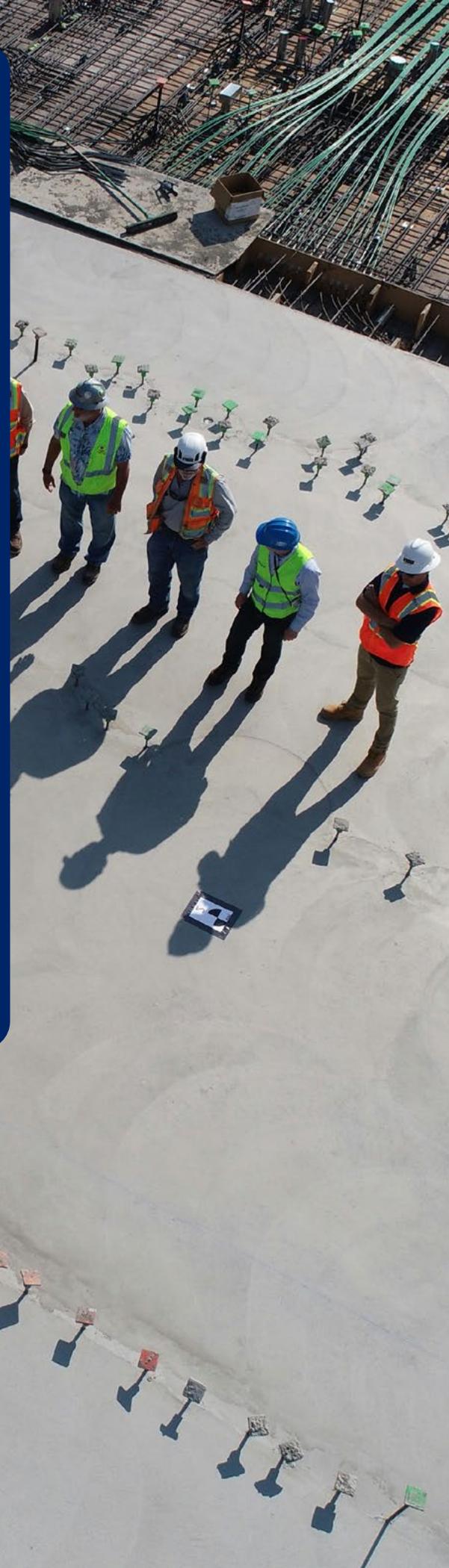
We operate from 60 offices in the United States, Canada and Europe. Since inception, we have developed more than 625 million square feet of space including more than 215 million square feet of build-to-suit projects.

Our US operations are headquartered in Irvine, CA and we operate from 21 locations in the United States covering all major industrial hubs. 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.



panattonicanada.com



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