

Spruce Grove

Highway 16A

City of Edmonton

Sold
Sold

Highway 60



**Fully Serviced Industrial Lots
Shovel Ready
For Sale or Build to Suit**

Highway 60 & 92 Avenue, Acheson, AB



FOR SALE

Fully Serviced, Shovel Ready Lots

Industrial zoned parcels

Highlands Business Park offers a rare opportunity to secure a new facility (owned or leased) on industrial land within an established, professional business park.

These ready-for-development lands offer opportunity for a wide array of industrial uses. Lot sizes range from 3.24 acres to 21.94 acres and a range of other configurations.



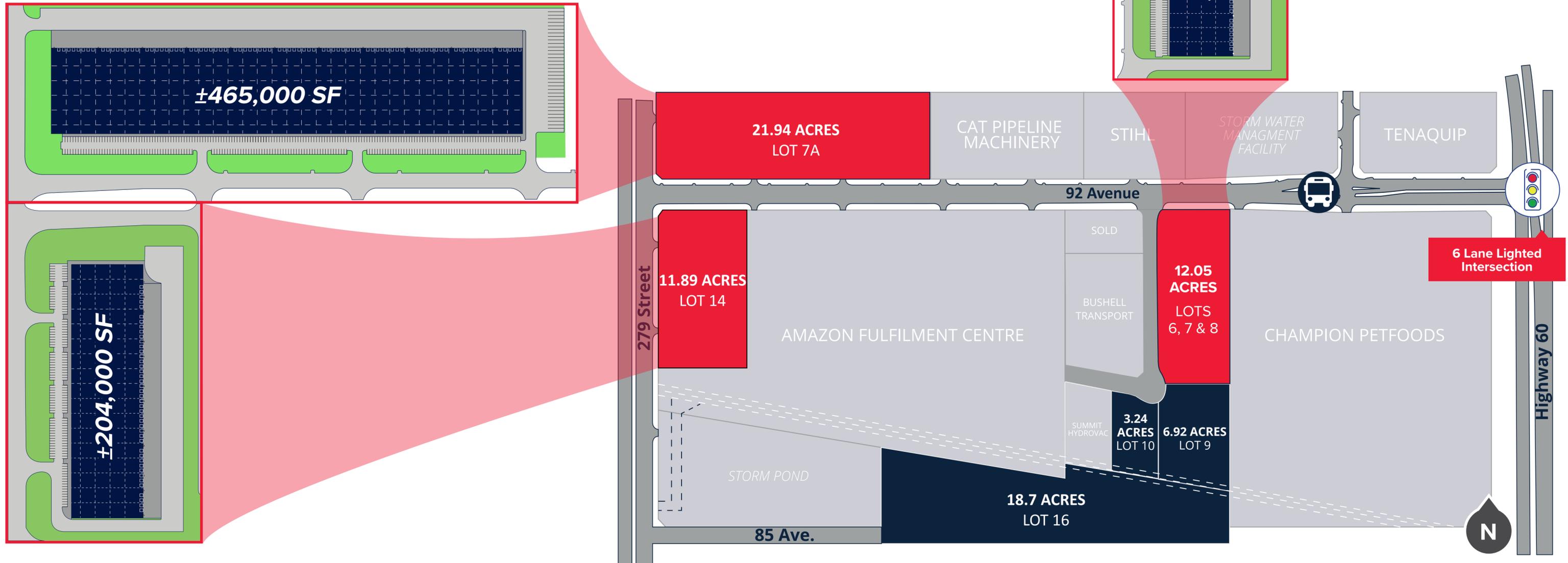
	Lot 6	Lot 7	Lot 7A	Lot 8	Lot 9	Lot 10	Lot 14	Lot 16
Available Site Size	4.0 Acres	4.0 Acres	21.94 Acres	4.05 Acres	6.92 Acres	3.24 Acres	11.89 Acres	18.7 Acres
Address	8997 270 St	8991 270 St	9155 279 St	8807 270 St	8847 270 St	27005 87 Ave	8883 279 St	27478 85 Ave
Legal Description	Plan 2020703, Block 5, Lot 6	Plan 2020703, Block 5, Lot 7	4;26;52;28;NW	Plan 2020703, Block 5, Lot 8	Plan 2020703, Block 5, Lot 9	Plan 2020703, Block 5, Lot 10	Plan 2120639, Block 5, Lot 14	Plan 2120639, Block 5, Lot 16
Zoning	MI	MI	MI	MI	MI	MI	MI	MI
Current Improvements	Fully serviced & rough graded & shovel ready							
Asking Price	\$695,000 / acre	\$695,000 / acre	\$695,000 / acre	\$695,000 / acre	\$695,000 / acre	\$695,000 / acre	\$695,000 / acre	\$395,000 / acre

FOR LEASE

Build to Suit Options

Each and every lot is available for purchase or for design-build development and lease. We are not limited to the illustrated concept plans. Multiple lot configurations and development concepts will be considered providing flexibility, function and maximizing potential.

SAMPLE BUILD TO SUIT CONCEPT PLANS



Prime Industrial Location

Highlands Business Park is strategically located in one of the fastest growing industrial nodes in Alberta - the Acheson industrial district within Parkland County, adjacent to Edmonton west city boundary. Located south of Highway 16A and fronting Highway 60, this 300-acre park is home to a diverse range of businesses including Amazon's five-storey, 2.9-million square foot warehouse sortation facility. With access to major transportation routes, full municipal services, lower property tax rates, and competitive land prices, Acheson has positioned itself as a superior location providing economic savings over alternatives.

IMMEDIATE ACCESS

to Highway 16A

7 MINUTES

to Anthony Henday Ring Road (Highway 216)

7 MINUTES

to City of Spruce Grove

25 MINUTES

to Downtown Edmonton

25 MINUTES

to Edmonton International Airport



Major Roadways

- **Highway 16:** Trans-Canada Corridor connecting Parkland to the West Coast and Port of Prince Rupert
- **Highway 60:** Greater Edmonton region by-pass route connecting Highway 16 to Highway 2 (QE II Highway connecting Edmonton & Calgary)
- **Highway 43:** Highway connecting to Alaska and Northern Alberta, BC and Yukon



Thriving Business Community

Highland Business Park's membership includes a variety of leading companies that value the park's facilities and location. This includes Amazon, Champion Pet Foods, Tenaquip, Stihl, & Cat Pipeline Machinery. The greater Acheson area is home to major regional distribution centres for Sysco, Home Depot, Fountain Tire, OK Tire, Fedex, Navistar, Overwaitea & Kal-Tire.

All directional, traffic light-controlled, 6 lane (dual left turn lanes) intersection providing access to 5 major routes & designed to quickly move large amounts of truck traffic.

County Advantage

Municipal Tax Rate (Mills, Year 2024)

District	Non-Residential
Edmonton	26.4631
City of St. Albert	16.90642
Sturgeon County	14.72.01
Strathcona County	14.2406
City of Leduc	12.9722
Leduc County	10.3267
Parkland County	12.8367

PARKLAND COUNTY ADVANTAGE:

- Benefits from a lower tax rate
- Access to skilled labour pool from the City & surrounding municipalities
- Six highways through the County: Highway 16 (Yellowhead Trail), 16A, 22, 43, 44 & 60
- No business tax & no business license required
- Major Business Attraction Program to support business investments to the area

MAJOR INFRASTRUCTURE PROJECTS (2023):

- 1. HIGHWAY 60 OVERPASS:**
 - \$60 Million was committed to upgrading the current “at-grade crossing” in between Highways 16 & 16A with rail-grade separation
- 2. HIGHWAY 16A INTERSECTIONS INITIATIVES:**
 - \$18.5 Million to create two signalized intersections on Hwy 16A at Spruce Valley Road & on Hwy 16A at Pinchbeck/Bevington Road. Both intersections will include full upgrades with turning lanes, channelization, signals, lane geometry improvements & additional capacity improvements

ACHESON:

Located on the border between Parkland and the city of Edmonton lies Acheson, Parkland’s 12,500 acre industrial park. With 7.9 million current square feet of developed space and 2,000 acres of ready-to-develop land, Parkland is primed for growth. Acheson is home to 400+ companies, Acheson is home including Amazon’s largest robotics fulfillment centres in North America.



42,730

Spruce Grove Population (2024)
Distance: 13 km from Acheson

1,137,460

City of Edmonton Population (2024)
Distance: 6.2 km from Acheson

About the Developer



Global Development Statistics

Founded
1986

Years in Business
40

661 Million SF
Developed Since Inception

244 Million SF
of Build-to-Suit Developed

Current North America Activity

19 *Projects Under Construction* **12.9** Million SF *of Entitled Land* **\$1.7** Billion *in Cost*

Global Office Footprint



34 North America Offices



32 Europe Offices



4 India/Middle East Offices





Highlands

— Business Park —



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