

PRAIRIE



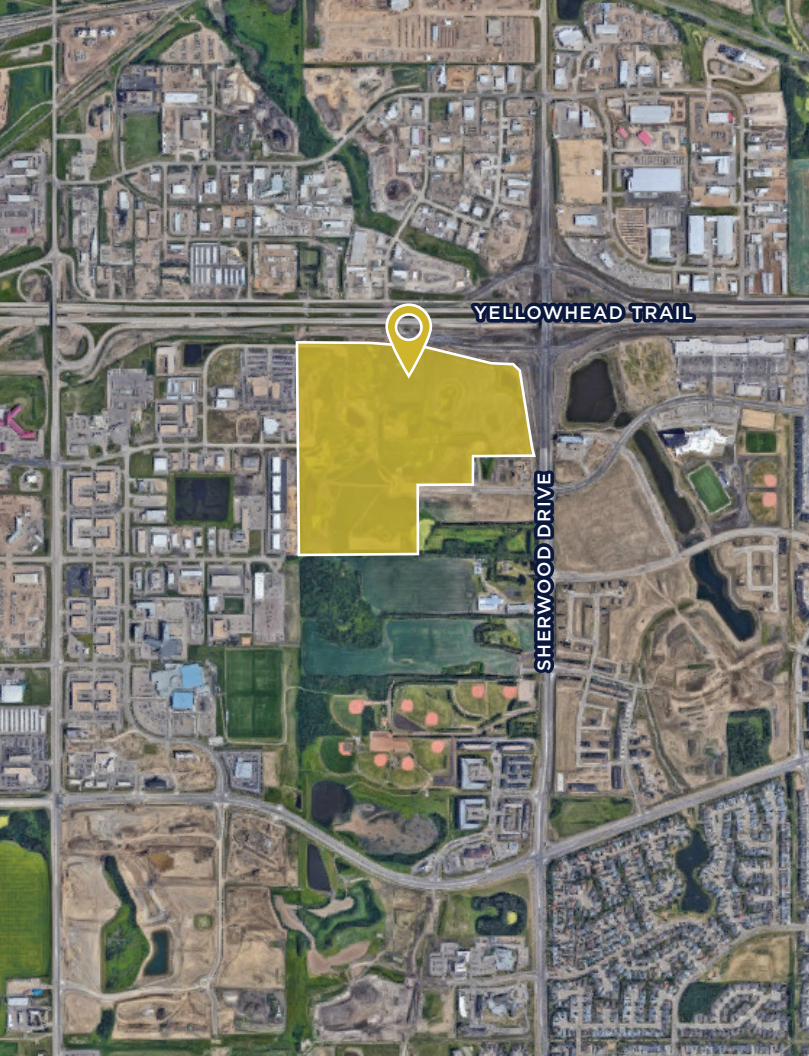
SKY

BUSINESS
PARK



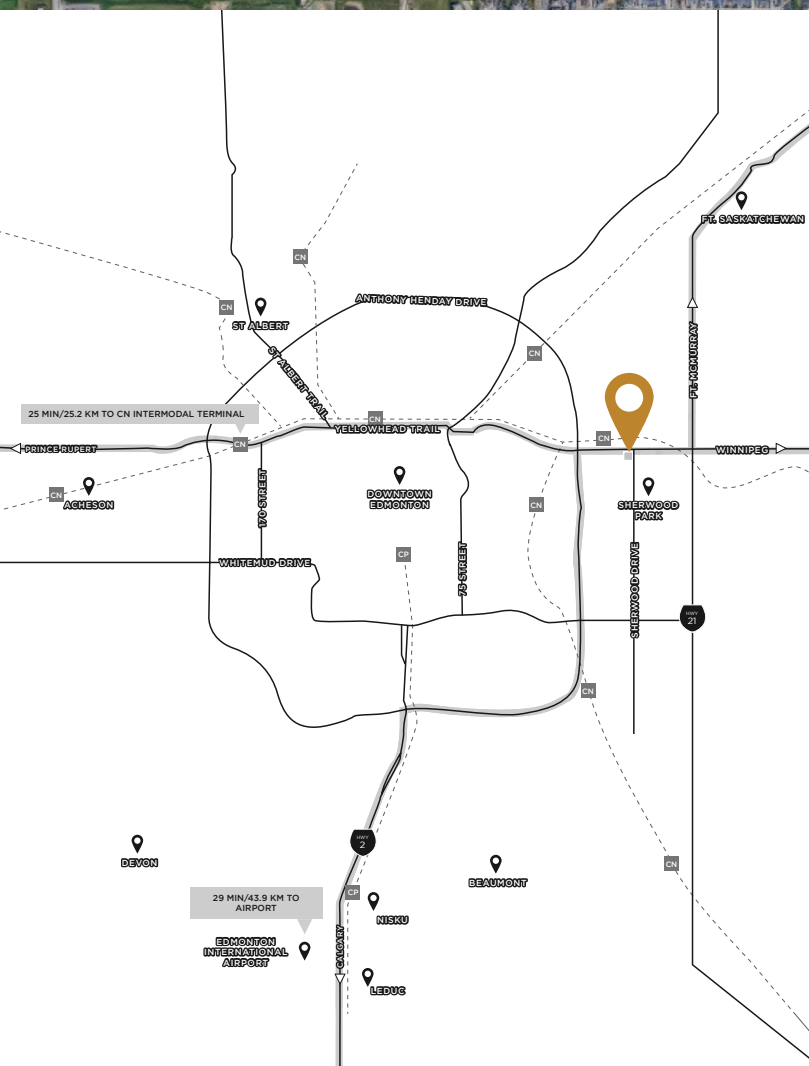
LEASING OPPORTUNITIES

TAG
DEVELOPMENTS



HIGHLIGHTS

- 100-Acre Business Industrial Park
- When fully developed, potential for 1,000,000 SF of investment-grade industrial space
- Opportunity for built-to-suit facilities
- Exposure and access to Yellowhead Trail and Anthony Henday
- Access to Public Transportation
- Flexible Building Sizes
- Light Industrial and Service Commercial Zoning
- Low Taxes



STRATEGIC LOCATION

Prairie Sky Business Park was designed with transportation, access, and flexibility in mind. Bordered by Yellowhead Trail to the north, Sherwood Drive to the east, and in direct proximity to Anthony Henday Drive to the west, this site offers tenants unparalleled access to the major routes – connecting them to any surrounding areas their business requires.

Strathcona County has the reputation of being a business friendly municipality, with reliably low property taxes, offering a cost-effective alternative to the facilities located within the City of Edmonton.

The commercial area surrounding Prairie Sky Business Park is rapidly growing, Emerald Hills shopping centre, located adjacent to Prairie Sky, is an 849,400 SF mixed use development anchored by Walmart Supercentre, Canadian Tire and Rona+.



BUILDING 1

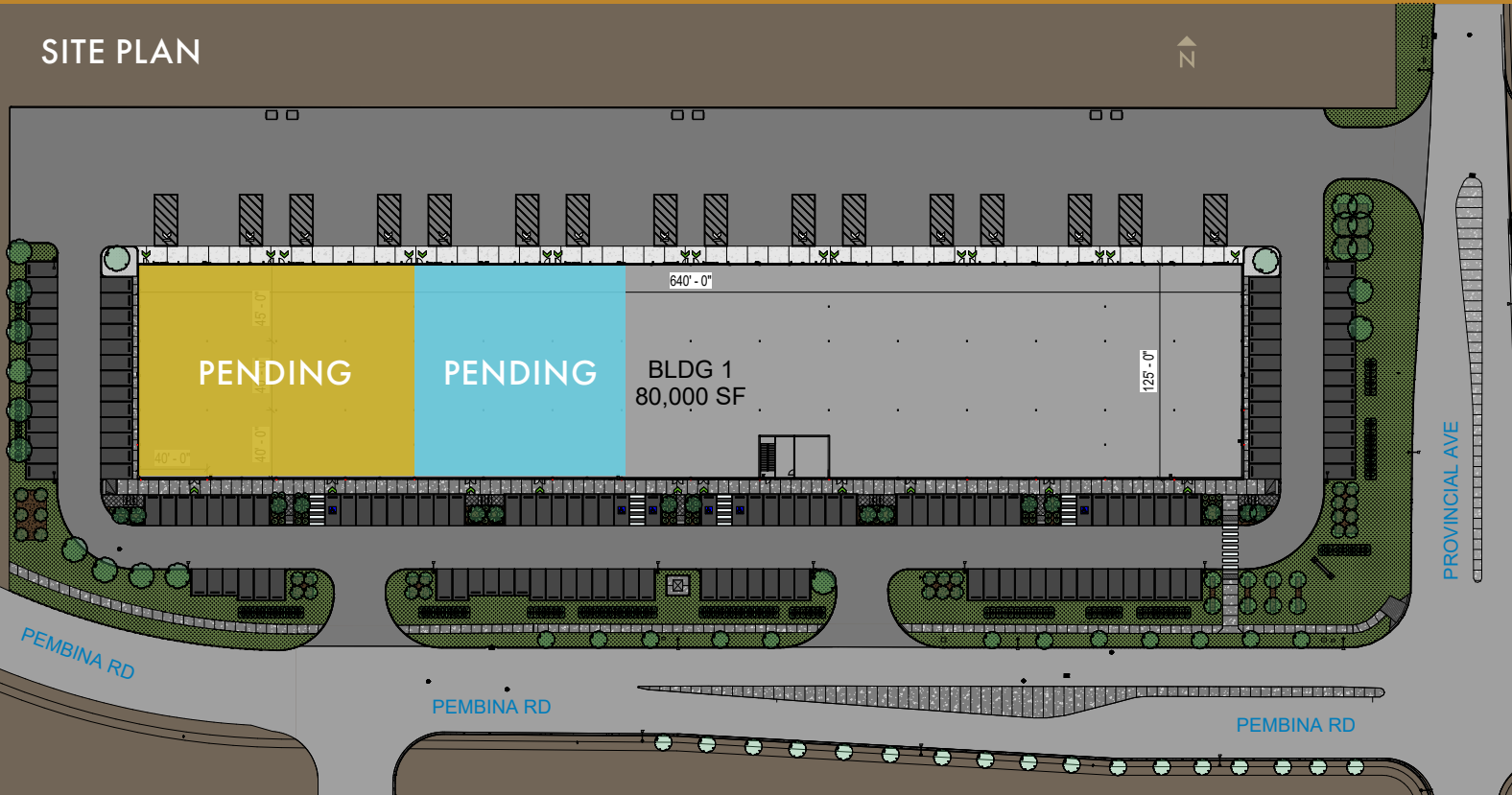
80,000 SF

A modern industrial facility offering 28' clear heights, grade-level loading with 14' W x 16' H overhead doors, and bays starting at 10,000 sq. ft. Expansive glazing enhances natural light and curb appeal. Strategically located with exposure to Yellowhead Trail and Anthony Henday. The building is zoned Service Commercial (C5)—supporting a wide range of commercial and light industrial uses including contractor services, custom manufacturing, warehouse sales, and office/showroom opportunities.

BUILDING DETAILS

- Zoning: C5, Service Commercial
- Loading: Grade-level doors (14' W x 16' H)
- Clear Height: 28'
- Electrical Service: 1200 amp, 600 volt, 3 phase, 4 wire
- Estimated Operating Costs: \$2.98 psf
- Projected Completion and Availability Date: Q3 2026
- Bay Sizes: Starting at 10,000 sq.ft.
- Lighting: Motion sensor LED
- Sprinklers: EFSR
- Column Spacing: 40' x 40'; marshalling bay 40' x 45'

SITE PLAN



WHY STRATHCONA COUNTY

- Urban growth node
- Adjacent to existing commercial/industrial
- Major highway frontage
- Proximity to airport
- New upgraded infrastructure
- Proximity to CN and CPKS Intermodal Yards
- Existing local supply chain, cluster, and infrastructure

PRAIRIE



LABOUR POOL

The Edmonton Metropolitan Region is Canada's fifth-largest economy, with a population of 1.63 million and a labour force of approximately 905,000.

Sherwood Park and Strathcona County add depth to this workforce, with approximately 103,800 residents and a median age of 39 years, ensuring access to skilled labour and established supply chains. Combined with Strathcona County's competitive non-residential property tax rates, Prairie Sky offers a cost-effective alternative for businesses seeking strategic location and operational savings.

STATISTICS (cumulative within radius)

10 KM

Population: **314,159**

Labour Force: **142,710**

Employment: **131,721**

20 KM

Population: **879,646**

Labour Force: **399,588**

Employment: **368,820**

30 KM

Population: **1,429,425**

Labour Force: **649,330**

Employment: **599,332**

PLEASE CONTACT

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Founded in 1971, TAG Developments Ltd. is a full-cycle real estate developer with over 2,500 acres of land holdings in the Edmonton Metropolitan Region. We transform raw land into industrial business parks, retail centers, office developments, and residential neighborhoods—always with a focus on meeting end-user needs. In addition, we manage a portfolio of more than 480,000 square feet of office, retail, and industrial properties—all constructed, owned, and operated by TAG Developments Ltd.

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