



For Lease / Sale

# Upfield Industrial Park

9671 279 Street | Acheson, AB

## 7.49 Acres of Land / BTS options

- Site has been stripped and rough graded
- Recently subdivided and ready for immediate industrial outdoor storage or industrial development
- Direct access off of high traffic 96 Avenue into the site
- Convenient access to Highway 60, Highway 16 & 16A
- Acheson remains at ~1% vacancy as a top submarket of choice for industrial occupiers in the Edmonton Region

For more information contact:

**Kent Simpson**

Vice President

780 203 0425

[Kent.Simpson@jll.com](mailto:Kent.Simpson@jll.com)

**Bronwyn Scrivens**

Vice President, SIOR

780 807 4564

[Bronwyn.Scrivens@jll.com](mailto:Bronwyn.Scrivens@jll.com)





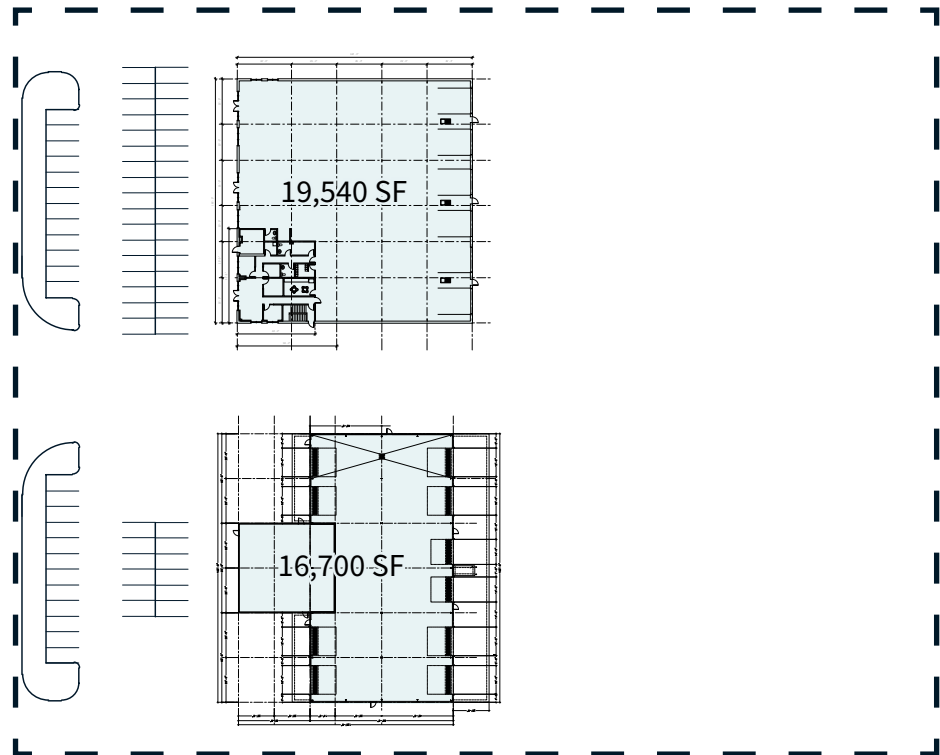
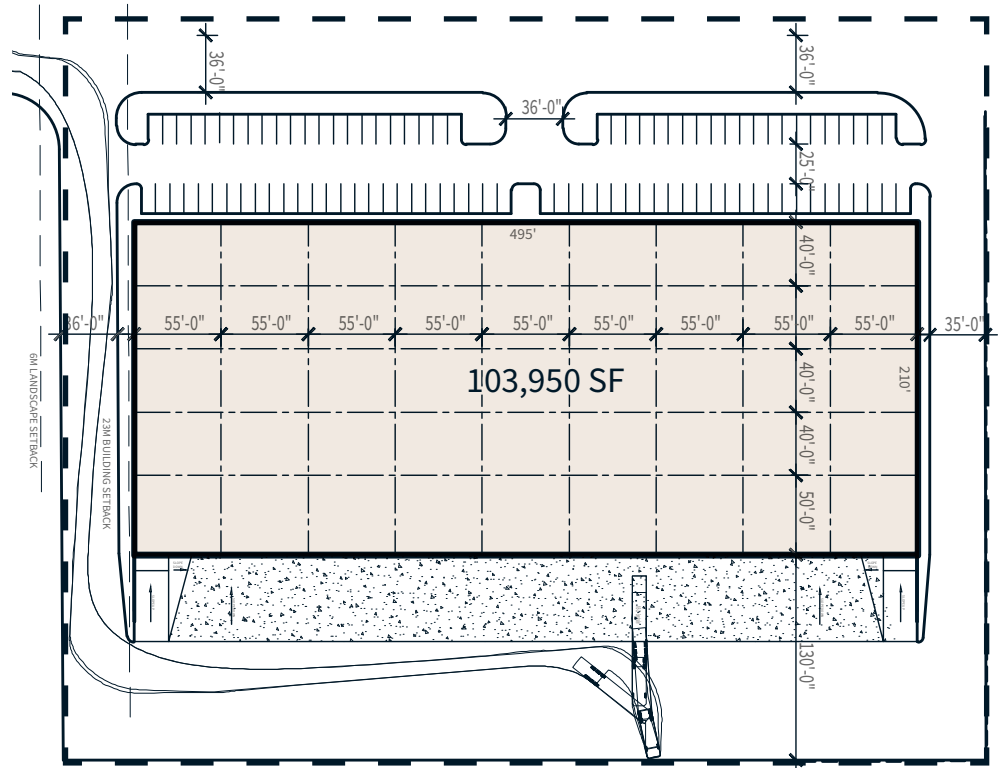
## Property Details

|                       |                                      |
|-----------------------|--------------------------------------|
| Property Name         | Northern Lights Industrial Park Land |
| Address               | 9671 279 Street, Acheson             |
| Legal Description     | Plan: 0725979; Block: 1; Lot: 1      |
| Market                | Acheson Industrial Area              |
| Zoning                | BI - Business Industrial District    |
| Site (AC)             | 7.49                                 |
| Lease Rate (PSF)      | Market                               |
| Op. Costs (PSF)       | Market                               |
| Sale Price (Per Acre) | \$700,000.00                         |
| Other features        | Build-to-suit opportunity            |
|                       | Full municipal services              |
|                       | Newly subdivided                     |
|                       | Ready for immediate development      |

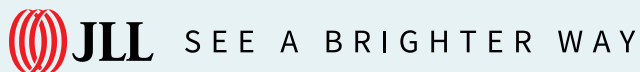
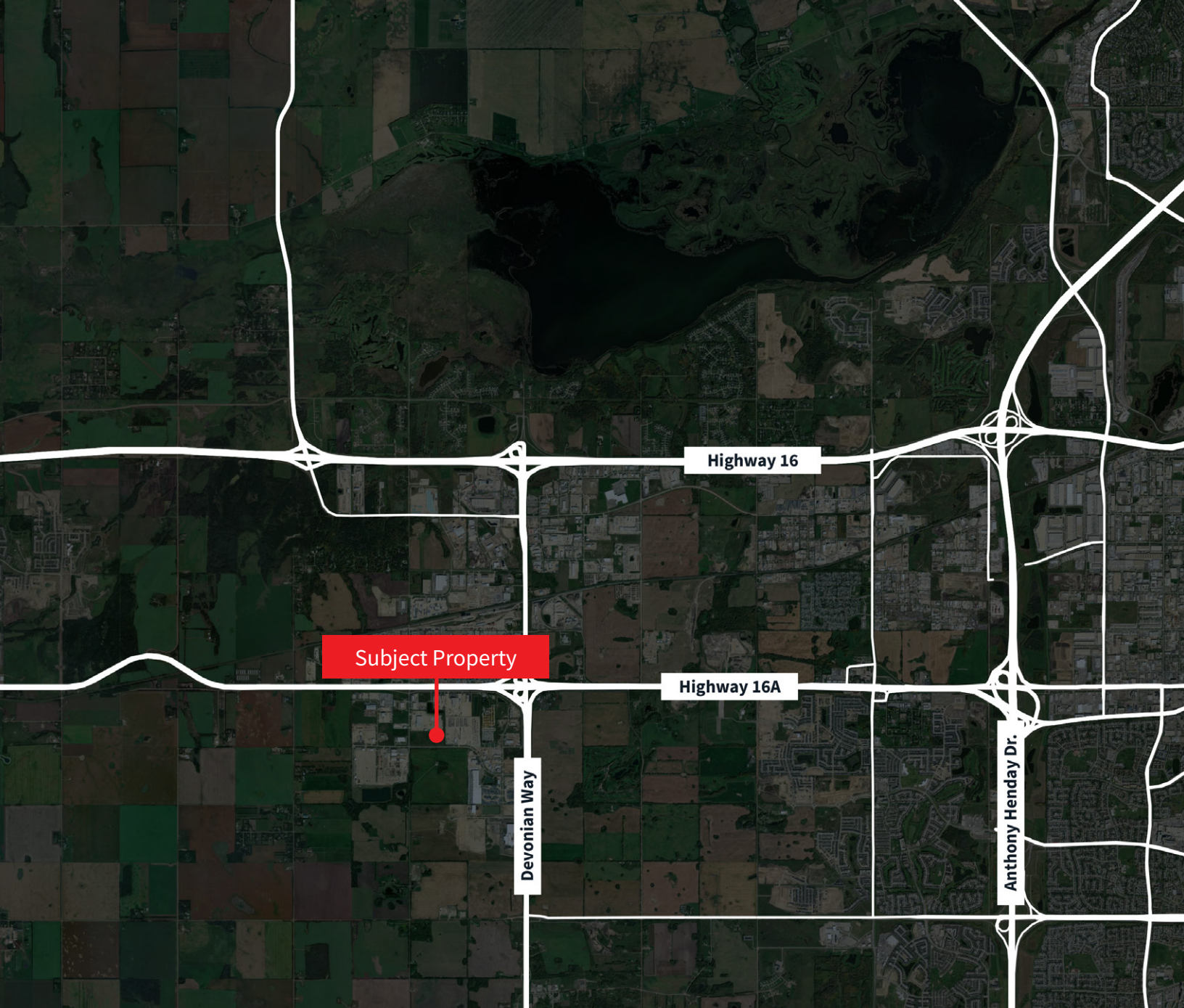
UP  
FIELD  
Industrial Park

# Build-to-Suit

Flexible building design options





**Darryl McGavigan**

Executive Vice President  
780 328 0064  
Darryl.McGavigan@jll.com

**Adam Butler**

Executive Vice President  
780 328 0065  
Adam.Butler@jll.com

**Bronwyn Scrivens**

Vice President, SIOR  
780 807 4564  
Bronwyn.Scrivens@jll.com

**Kent Simpson**

Vice President  
780 203 0425  
Kent.Simpson@jll.com

**Mackenzie York**

Associate Vice President  
780 920 8463  
Mackenzie.York@jll.com

**Kailee Campbell**

Senior Transaction Analyst  
780 328 0069  
Kailee.Campbell@jll.com

**JLL Edmonton Industrial** | Suite 2101, 10088 102 Avenue NW Edmonton, Alberta T5J 2Z1

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