

Quick Access
HIGHWAY 16A

Leasing Available
COMING 2026

← R →
RANCHLANDS
← BUSINESS PARK →



FOR LEASE

SPEC BUILDING | ACHESON

YORK REALTY

In the world of real estate development, York Realty stands out. Our timelines are quick, our spaces are truly turnkey, and our leases are simple and only as long as they need to be. Founded in Edmonton, Alberta in 1985, York Realty is a privately held, family-owned business built on grit, hard work and follow-through.

Our tight-knit team is tenacious, responsive and more than a little competitive. We will outwork other developers to get the best clients, connect them with the right properties and support their growth. As a company, York aims to make the process as effortless as possible for both brokers and tenants leasing space.

YORK CONSTRUCTION

York Construction Inc. (part of the York group of companies) is a family-owned business, with a deep commitment to our values and doing what we say. We are a highly innovative group motivated to disrupt and re-invent the construction industry by providing Construction Solutions Simplified®. We take pride in providing a turnkey solution for all your construction needs – from the initial design to final delivery. Our team of experts have years of experience working in design-build construction, which means we understand the unique challenges that our clients face.

FOR MORE
INFORMATION
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LOCATION

Just off Highway 16A and Devonian Way, near Acheson

Situated just off Highway 16A, Ranchlands Business Park offers prime access to all major Alberta roadways. A controlled intersection at the site entrance ensures safe and convenient entry and exit for tenants, visitors, and delivery traffic alike.

This spec building is located only 30 minutes (44 km) from Edmonton International Airport, 8 minutes (10 km) from Spruce Grove, and just 6 minutes (5 km) from Edmonton, placing businesses at the center of a well-connected corridor across the Edmonton Metro region.

Whether heading east into Edmonton or west into Spruce Grove, tenants and visitors will find a full range of gas stations, dining options, and local restaurants, providing everyday convenience for staff and clients.



-   44.2km
Edmonton
International Airport
-   180m
Highway 16A
-   5.5km
Anthony Henday

BUILDING

UP TO 214,500 SF

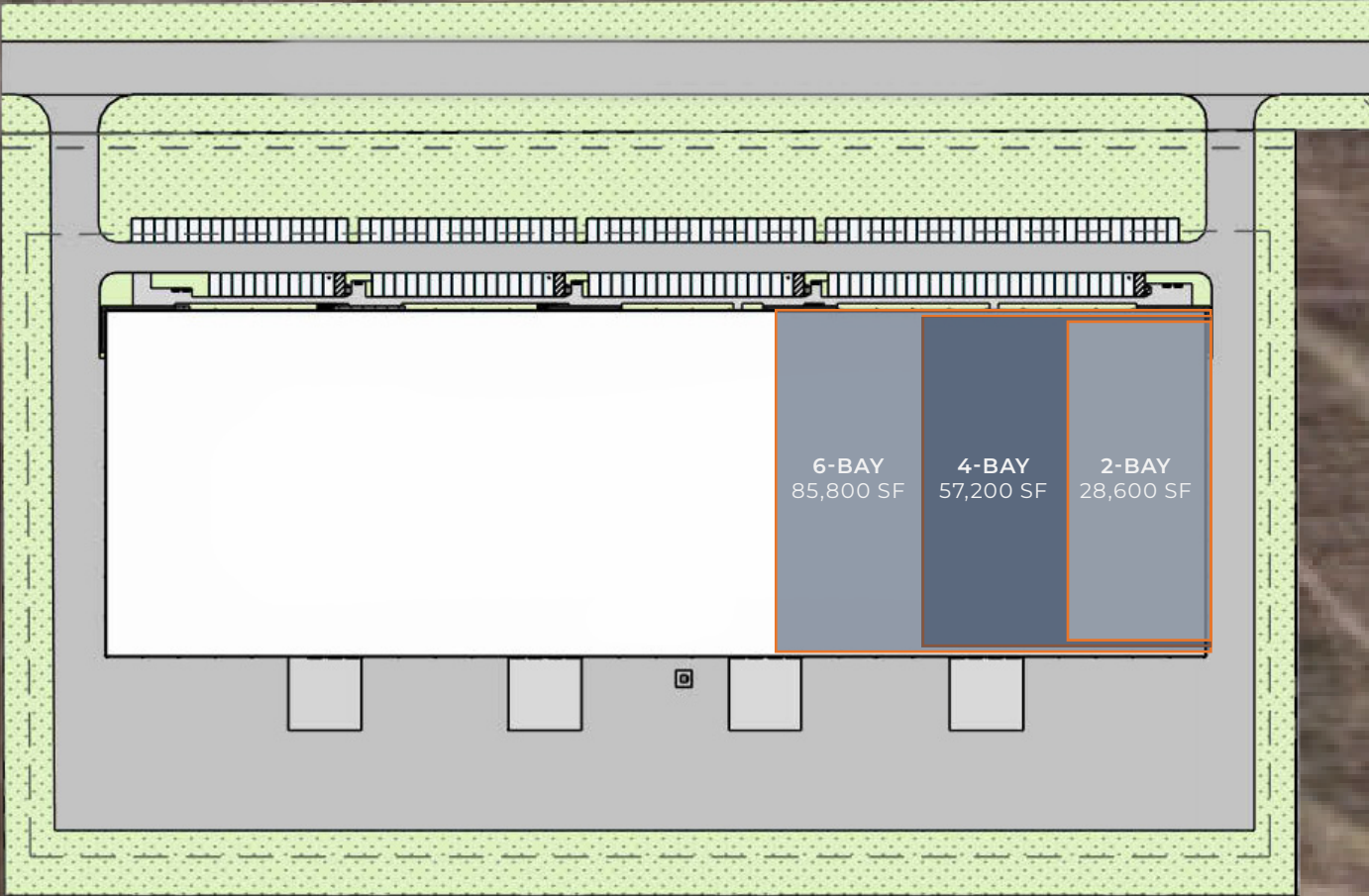
Proposed Spec Building

Possible demising options available

This spec build offers 214,500 SF of available space for lease, ideal for businesses seeking a turn-key solution.

With a 32' clear height, overhead and dock doors, and precast concrete panels, this building offers the flexibility to be tailored to any tenant's operational needs.

With 164 parking stalls located directly adjacent to the building, access for tenants, clients, and visitors is straightforward and convenient.



CLEAR HEIGHT

32'



ZONING

Business Industrial District (BI)



AVAILABLE

214,500 SF



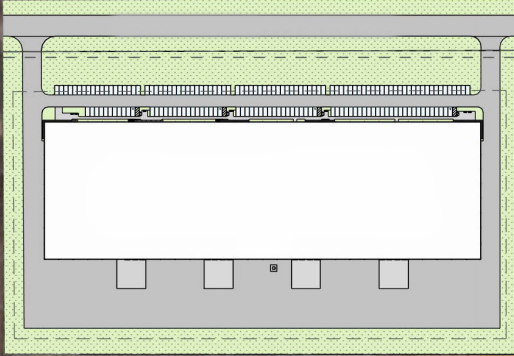
PARKING

164 Stalls

LOT 12
6.44 Acres

LOT 11
8.26 Acres

LOT 10
12.54 Acres



ADJACENT LOT
14.67 Acres

LOT 3
96.10 Acres



SPEC BUILDING | COMING SOON

HIGHWAY 16A

PINCHBECK ROAD