

**K&H**  
DEVELOPMENTS



**EAGLE**  
BUILDERS

**FOR SALE OR LEASE**

# ERA

**BUSINESS CENTRE**



**UNITS STARTING FROM 6,357 SF**

**PURCHASE OR LEASING OPPORTUNITIES IN  
ACHESON, ALBERTA**

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# ERA

## BUSINESS CENTRE

27645 - 100 Avenue  
Acheson, AB

### OPPORTUNITY

Introducing ERA Business Centre, a cutting-edge industrial commercial development in Acheson, that will set a new standard for businesses seeking state-of-the-art facilities. This development boasts superior construction utilizing insulated precast concrete, ensuring durability and efficiency for years to come. With a ceiling height of 24 feet clear and bay depths of 140 feet, this facility offers ample space for any business.

Designed for optimal functionality, each unit features an 8-inch reinforced concrete floor and an R30 insulated roof with a TPO membrane, guaranteeing superior insulation, weather resistance, and longevity. The property also includes ample parking, ensuring convenient access for employees and visitors. Each unit includes approximately 4,000 square feet of yard space with ample maneuverability for truck traffic.

With attention to detail and a commitment to quality, ERA Business Centre in Acheson offers unparalleled value and functionality. From its innovative construction to its energy-efficient design, this development is poised to meet the diverse needs of modern businesses while providing a conducive environment for growth and success.

### BUILDING IS READY FOR OCCUPANCY



CONSTRUCTION UPDATE MAY 2025



**CONSTRUCTION**  
Insulated precast concrete



**CEILING HEIGHT**  
24' clear



**LOADING**  
14' x 18' or 16' x 18' grade loading  
9' x 10' dock loading  
(2 doors per unit)



**POWER**  
200 amps at 347/600 volts per bay



**DOCK LEVELERS**  
40,000 lbs rollover capacity,  
hydraulically operated



**BAY SIZES**  
Depth 140'  
Width 40' and 50'



**RECIRCULATION FANS**  
2 ceiling fans per unit



**FLOOR**  
8" reinforced concrete



**ROOF**  
R30 insulation with TPO membrane



**LIGHTING**  
High efficiency LED fixtures on interior and exterior



**HEATING**  
Gas-fired unit heaters



**SPRINKLERS**  
Full ESFR sprinkler system



**PARKING**  
135 stalls



**SUMPS**  
250-gallon  
2-compartment sump per grade loading door

## YARD

Each unit includes a controlled fenced yard, with approximately 4,000 square feet of designated yard space per unit.

## GET NOTICED

Pylon signage facing Highway 16A, with one signage panel dedicated to each unit, offering the advantage of street-side visibility.

## MEZZANINE INCLUDED

ERA Business Centre has precast concrete mezzanines for additional office or storage space.

## PROTECTED INVESTMENT

12-month warranty protects your new build investment to ensure the highest quality.

## CONDO FEES

Budgeted condominium contribution is \$1.30 per square foot for common costs and management.

**Top quality construction ensuring long-term value for your business.**

## ZONING

BI - Business Industrial

## CONFIGURED FOR YOUR NEEDS

ERA Business Centre offers various loading configurations (two loading doors per unit). Either one 9' x 10' dock door and one 14' x 18' grade door or two 16' x 18' grade doors.

Plenty of room for the large vehicles and equipment including standard RVs, boats and specialty trucks.



# PRICING

## FOR SALE

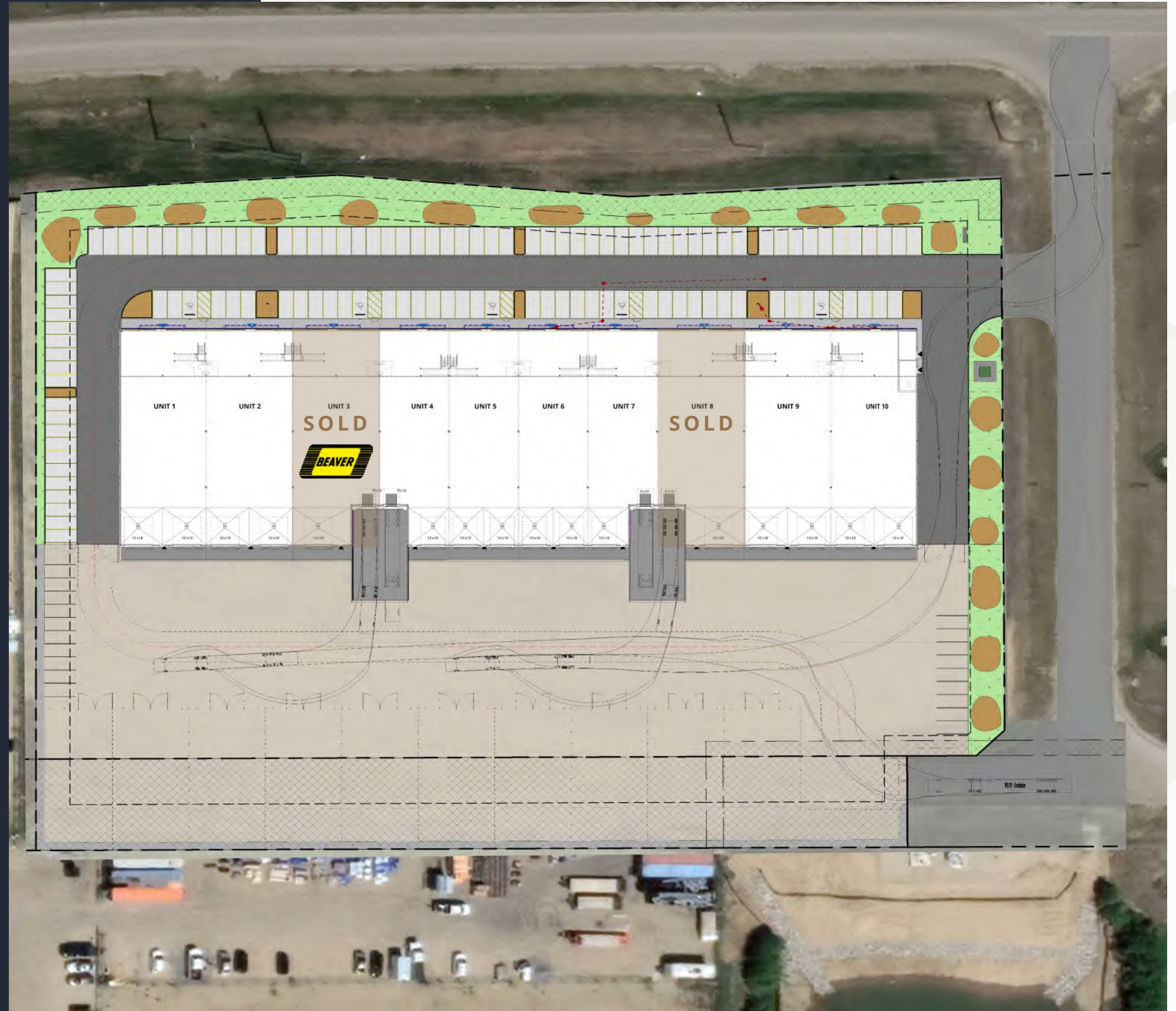
UNIT	FOOTPRINT SF	MEZZANINE SF	TOTAL SF	BAY SIZE	\$ PSF
1	6,896	1,508	8,404	140' x 50'	\$275
2	6,954	1,509	8,463	140' x 50'	\$270
3	<b>SOLD</b>				
4	5,143	1,214	6,357	140' x 40'	\$275
5	5,563	1,214	6,777	140' x 40'	\$270
6	5,563	1,214	6,777	140' x 40'	\$270
7	5,143	1,214	6,357	140' x 40'	\$275
8	<b>SOLD</b>				
9	6,954	1,509	8,463	140' x 50'	\$270
10	6,582	1,508	8,090	140' x 50'	\$275

## FOR LEASE

Lease Rate: \$16.00 psf

Operating Costs: \$5.00 psf (2026)

**Flexible units easily  
combine to accommodate  
your needs.**



# IDEAL LOCATION

## Location overview

### Acheson, Alberta: A Strategic hub for industrial investment

For businesses seeking a strategic location to establish or expand their industrial operations, ERA Business Centre emerges as a premier choice.

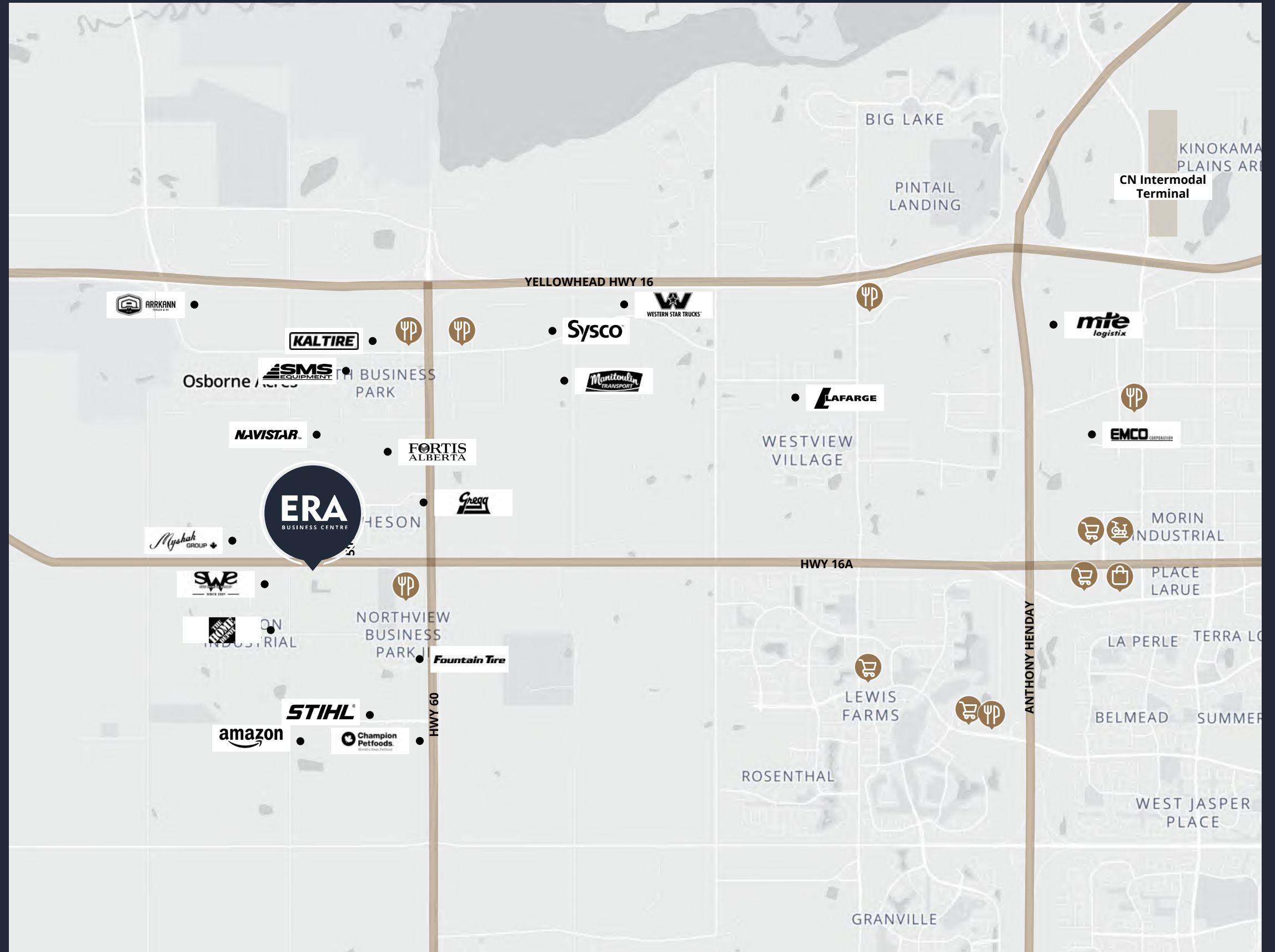
**Proximity to Edmonton:** Acheson enjoys immediate access to Edmonton's vast talent pool, diverse consumer base, and major transportation networks, including Highway 16 (Yellowhead Highway) and Anthony Henday Drive.

**Intermodal hub:** The area's proximity to Edmonton International Airport and CN Rail intermodal facilities facilitates efficient global reach and logistics management.

**Developed industrial parks:** Acheson is home to numerous established companies across various sectors, from manufacturing and distribution to oil and gas, fostering a vibrant industrial community.

**Supportive environment:** Parkland County, which encompasses Acheson, actively fosters business through supportive services and infrastructure development initiatives.

Acheson stands out as a premier destination for industrial development, offering a strategic location, modern infrastructure, and a diverse range of industrial properties to accommodate businesses of all sizes and sectors.





#### ABOUT THE BUILDER



Eagle Builders is a Canadian manufacturing and construction company that specializes in the design, engineering, fabrication, and construction of precast concrete structures. They are known as a trendsetter in the industry for fostering innovation and emerging technologies. They have a diverse portfolio of projects in both public and private markets and are chosen for their technical expertise, product quality, and project execution, which ensures a high level of success and lasting value.

#### Precast concrete building products

Eagle Builders has been perfecting the science behind precast concrete products since the turn of the millennium. They have moved from site casting panels to owning the largest production facility in Western Canada, and continuously strive for perfection. Their success is a result of determination, investment in R&D and a relentless quest for new technology. As a pioneer of the precast concrete industry, they strive to be leaders, driven by a desire to grow, innovate, and pushing the limits of what is possible.

#### Transcending innovation

Precast concrete wall panels are more than a building component, they are groundbreaking innovation in building science. Combining structural, insulating and architectural elements into a single segment creating synergy within the wall system, these panels, also known as sandwich panels, or insulated wall panels, go beyond industry standards.

The wall panels have been put through comprehensive thermal, structural, and fire testing programs, allowing Eagle Builders to validate their performance with certified data and values.

#### ABOUT THE DEVELOPER



K&H Developments is an Alberta based developer of institutional grade industrial and multi-residential real estate with a development pipeline in excess of \$1B across Western Canada.

K&H Developments leverages the unparalleled capabilities of its partners Eagle Builders, Morskate Manufacturing, Aggregate Design Studio, and Quickline Crane to ensure seamless delivery of quality real estate developments.

#### Quality

All K&H Developments' buildings are made from the highest quality precast concrete produced in North America. They control every step of the development, design, manufacturing and construction processes.

#### Integrity

It's at the core of what they do and how they operate. K&H Developments do what they say.

#### Sustainability

K&H Developments intense focus on quality and innovation enables them to build the real estate of tomorrow. Their developments are built to last.





# CONTACT OUR TEAM

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