ACHESON OUTLOOK

AICRE COMMERCIAL

AICRE INSIGHT
WINTER 2026

ACHESON, ALBERTA
INDUSTRIAL REAL ESTATE REPORT

Acheson's industrial market through 2025 and into early 2026 continues to be defined by extreme supply constraints and owner-user driven demand, particularly for functional yard-oriented properties. With vacancy effectively sitting near zero for most of 2024 and 2025, the market saw strong absorption through 2024 followed by a natural slowdown—not due to weakening demand, but because available product was largely exhausted. Users requiring yard, low site coverage, and immediate occupancy have had limited leasing options, which pushed some into ownership positions. This dynamic is especially evident in the continued strength of net rental rates, holding in the $18.00 to $20.00 /SF range.

Sales activity for building through 2025 and into early 2026 reflects this tight, highly competitive owner-user market, with transactions concentrated in functional, yard-oriented industrial properties. Pricing has remained firm in the ~$250 to $300 per square foot range for modern properties with average site coverages. A couple of properties with low site coverages (more yard to building ratio) have been sold around the $500 SF mark - supported by limited supply of both buildings and yard and replacement costs exceeding $350/SF. The majority of buyers are private local companies—contractors, oilfield service firms, and logistics users—acquiring properties for operational control rather than investment yield, often stepping into ownership due to a lack of viable leasing options.

Overall, both leasing and sales activity indicate that Acheson remains a supply-constrained, user-driven market, where well-configured properties with functional yard space continue to see strong demand and maintain pricing. Higher construction costs, limited availability of smaller serviced land parcels, and a lack of existing inventory have made it more challenging to find suitable alternatives, underscoring the importance of timing when opportunities come to market.

Period	Inventory (SF)	Occupied (SF)	Vacant (SF)	Vacancy %	Sublet Available (SF)	Net Absorption (SF)	Ave. Net Rent ($/SF)	Ave. Additional Rent ($/SF)
WINTER 2026	12,676,792	12,460,121	216,671	**1.71%**	136,652	-107,033	$18.02	$4.89
2025 Q4	12,676,792	12,567,154	109,638	**0.86%**	136,652	-70,160	$18.10	$4.89
2025 Q3	12,676,576	12,637,098	39,478	0.30%	135,786	-8,064	$18.15	$4.88
2025 Q2	12,676,576	12,645,162	31,414	0.20%	110,922	6,238	$17.99	$4.83
2025 Q1	12,676,576	12,638,924	37,652	0.30%	40,468	-4,502	$18.22	$4.71
2024 Q4	12,676,576	12,643,426	33,150	0.30%	4,134	112,166	$17.73	$4.58
2024 Q3	12,600,802	12,531,260	69,542	0.60%	3,752	104,373	$17.19	$4.59

BLACK & MCDONALD COMING TO RANCHLANDS

AICRE Commercial is pleased to announce it has successfully represented **Black & McDonald Limited** in securing a new industrial location within the **Ranchlands** Development in Acheson, Parkland County, Alberta.

The transaction will see York Realty Inc. develop a purpose-built 25,000 square foot industrial facility on a 3.0-acre site, with anticipated possession scheduled for Spring 2027. The project is structured as a build-to-suit development, designed to meet the operational requirements of Black & McDonald, an integrated, multi-trade service provider delivering construction, facilities management, and technical solutions across North America.



Jim McKinnon of AICRE Commercial represented Black & McDonald Limited in the site selection and lease process, leveraging AICRE's boots-on-the-ground market knowledge to secure an easily accessible location with ability for a low site coverage facility with strong access to major transportation corridors. Located along the border of Parkland County and Edmonton, the Ranchlands Development benefits from Parkland County's favourable tax environment while maintaining immediate access to the Edmonton market, with its position between Edmonton and Acheson further enhancing connectivity to key industrial corridors.

"This build-to-suit provides Black & McDonald with a highly functional, low site coverage, purpose-built facility designed around its operations, positioning the company for continued expansion and long-term growth in the Edmonton market. The location offers excellent access to major transportation routes, takes advantage of Parkland County's property tax rates and will be completed by a local developer with a proven track record" said Jim McKinnon.

WHAT WE DO

Sales & Leasing: Helping businesses and investors find the right property.

Investment Advisory: Providing expert insights to maximize returns.

Market Analysis: Keeping you informed about trends in your area.

Property Tour Coordination: Organizing and managing property viewings for clients.

Tour Review and Negotiation: Assisting clients in evaluating toured properties and negotiating the best terms.

CALL US FOR YOUR REAL ESTATE NEEDS

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