FOR LEASE

Park Central Square

200 ACRES WITH CAPACITY FOR 2.5 MILLION SF OF UNRIVALLED INDUSTRIAL SPACE

5811 17 STREET NW EDMONTON, AB

Developed by

Beedie/

Marketed by





PARK CENTRAL SQUARE'S PREMIUM FEATURES*

LOADING

Dock & grade

CONSTRUCTION

Precast concrete panels

CEILING HEIGHT UNIT INTERIOR

R-34 roof insulation & R-15 wall insulation FLOOR LOAD

SPRINKLERS

Minimum 12,000 lb PSF warehouse floor load capacity

ESFR sprinkler system

WAREHOUSE INTERIOR

Painted interior walls for greater illumination

MEZZANINE

Available as required

Industry-Leading Specs

LIGHTING

Full high-efficiency LED light package

ELECTRICAL SERVICE

Designed as per tenant requirements

DOCK LEVELLERS

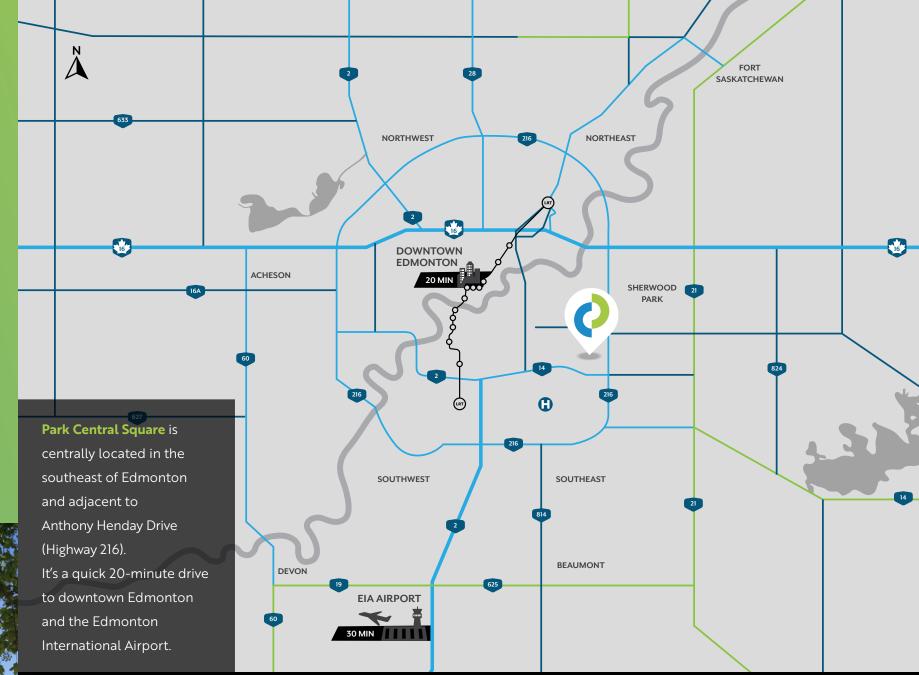
40,000 lb hydraulic dock levelers at all dock positions

SUSTAINABLE DESIGN

LEED V4 BD+C
Silver Certification

*Specifications will be adjusted as required for built-to-suit users.







LOCATION & AMENITIES

Edmonton & surrounding area truck routes

Located directly off 17th Street NW with highly efficient access to Whitemud Drive, Anthony Henday Drive, and the Sherwood Park Freeway, Park Central Square is an ideal logistics destination. Within a short commute, this prime location offers convenient access to hotels, restaurants, and shopping.

- Downtown Edmonton 20 min
- Edmonton International Airport 30 min
- RioCan Meadows 5 mins
- Starbucks 6 min
- Tim Hortons 6 min
- McDonald's 4 min
- Home Depot 5 min
- Staples 6 min



PUBLIC TRANSPORTATION

High load corridor routes

Edmonton Transit Service stops available in adjacent residential community (connected via a walking path) with service to bus strop along 17th Street.

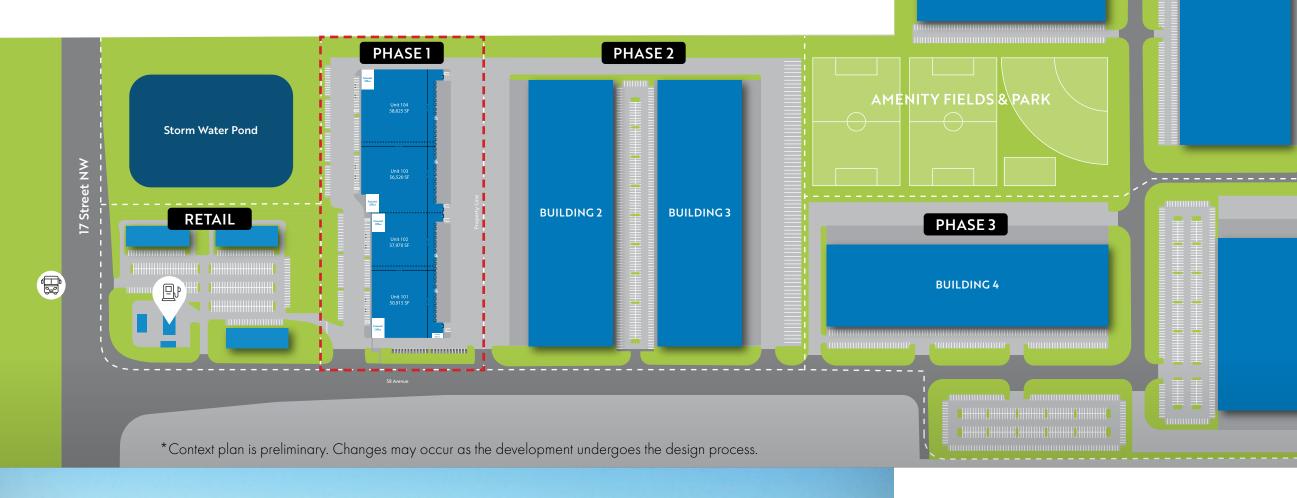
%

CHOOSE THE PERFECT BASE FOR YOUR BUSINESS FUTURE

Designed with transportation, access and sustainable design in mind, Park Central Square will cater to the needs of energy services, distribution and logistics industries, as well as light manufacturing and service commercial users.

Park Central Square is an ideal home for companies from a variety of disciplines offering a wide range of small to large sites and buildings for users on a lease basis.

Once completed, Park Central Square will be the predominant destination for quality, accessibility and first-in-class industrial facilities. The scale of the project also offers businesses the ability to grow within the park, building long-term relationships to meet each tenant's future requirements.





BUILDING 11



CONTEXT PLAN*

PHASE 4

Storm Water Pond

Av

Available Opportunities

PHASE 1

BUILDING 1 204,230 SF

BUILDING 2 229,500 SF

BUILDING 3

PHASE 2

229,500 SF

PHASE 3 PHASE 4

BUILDING 4

234,000 SF

BUILDING 5

550,000 SF

BUILDING 12

BUILDING 6 120,000 SF

BUILDING 7 120,000 SF

BUILDING 8

385,000 SF

BUILDING 90,000 SF

PHASE 5

BUILDING 9 100,000 SF

BUILDING 10 110,000 SF

105,000 SF

G 8 BUILDING 12

BUILDING 11

PHASE 1 **Unit 104** 58,825 SF **Unit 103** 56,520 SF Unit 102 37,970 SF **Unit 101** 50,915 SF

PHASE 1, BUILDING 1 CONCEPT

BUILDING FOOTPRINT: 204,230 SF

SPECIFICATIONS

CONSTRUCTION

Precast concrete panels

CEILING HEIGHT

32' clea

LOADING

47 dock & 4 grade

ELECTRICAL SERVICE

3,000 amps at 347/600 vots bas building, 750 amps per tenant

UNIT INTERIOR

R-34 roof insulation & R-15 wall insulation

SPRINKLERS

Class IV commodities ESFR sprinkler system

FLOOR LOAD

Min 12,000 lb PSF warehouse floor load capacity

DOCK LEVELLERS

40,000 lb hydraulic dock levelers at all dock positions

ROOFING

60 ml R35 TPO Membrane

- Solar Ready

ELECTRICAL VEHICLE (EV) PARKING

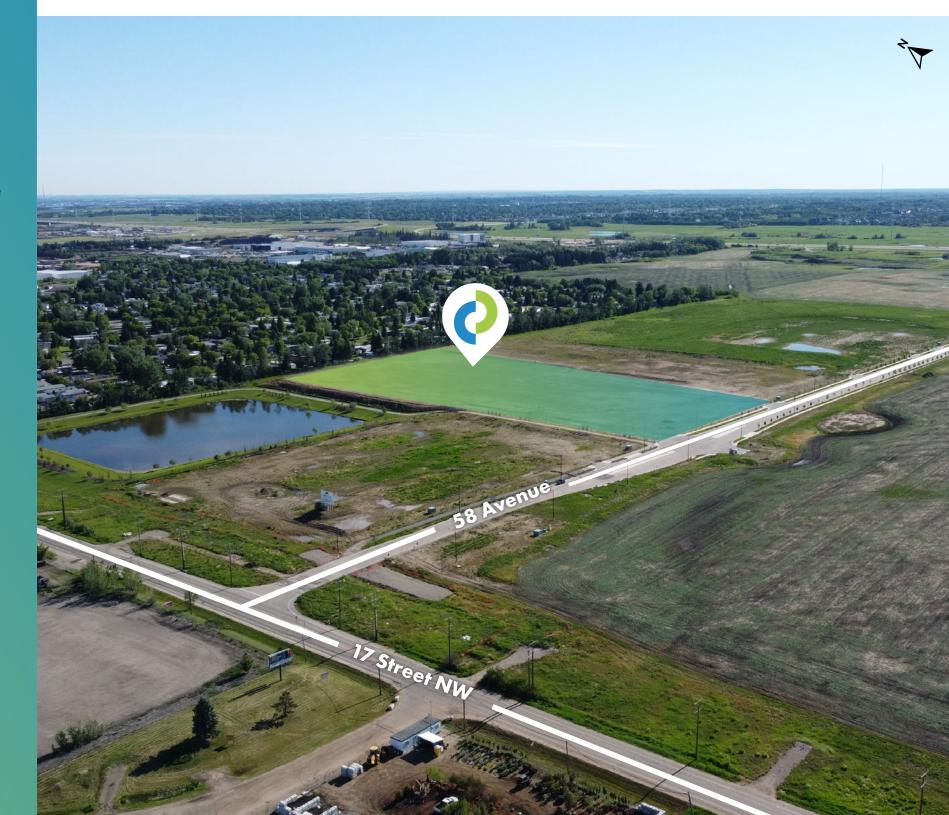
Underground conduits for future installation of EV chargers



PHASE 1

Phase I in Park Central Square is positioned directly off 17th Street at the main entrance to the Park and will allow tenants to optimally showcase their business with excellent exposure and access. With high-quality construction, Building 1 will have excellent visibility from the surrounding major arterial roads and highly efficient access to Whitemud Drive, Anthony Henday Drive, and Sherwood Park Freeway. With a short commute, this prime location offers convenient access to retail amenities south of Whitemud Drive including hotels, restaurants, and shopping centres.

Phase 1, Building 1's high-quality construction design is now underway. Changes may occur throughout the design process.



BEEDIE BY DESIGN

Beedie has a long history of specializing in the development of state-of-the-art industrial business parks and built-to-suit facilities, working with both national and international companies to meet our clients' present and future building requirements. Beedie has customized industrial space for high-profile clients including Saputo, Leon's, BMW Canada, FedEX Ground, TELUS, and Avalon Dairy.

With more than 65 years of experience, Beedie has the expertise to customize any property to the exact requirements of its clients — from loading bays, lighting, column spacing, and power requirements, everything is considered. From 1,000,000 square foot distribution facilities to industry-leading food manufacturing facilities, there is no project too small, too large, or too complex for our Development and Construction teams.

With the ability to integrate acquisition, land development, design, and construction under one roof, Beedie has a competitive advantage in the marketplace with our all-encompassing approach to the way we're building for the future. This vertically integrated structure allows us to implement the highest construction and design standards in the industry, while our legacy of relationship-building enables us to deliver projects that drive commercial value – relationships and buildings that stand the test of time.



EVOLVE AT DISTRICT | Calgary, AB TREE OF LIFE | Calgary, AB DAMCO | New Westminster, BC

ABOUT BEEDIE

As a market leader in built-to-suit development, Beedie is one of the largest industrial developers and property managers in Western Canada. Established in 1954, Beedie has completed over 35 million square feet of industrial construction across British Columbia and Alberta, including state-of-the-art distribution centres, federally rated dairy plants and a jet turbine facility, and has recently expanded its industrial reach into the Ontario and Las Vegas markets.

Beedie's experienced development and construction teams provide our clients with unparalleled insight and advice, leading to operational efficiencies and overall cost savings. A commitment to delivering value and quality, coupled with integrity, innovation and vision has defined the Beedie name since its' inception.

BUILT FOR TODAY. BUILT FOR TOMORROW. BUILT FOR GOOD.



www.beedie.ca

CONTACT

BURKE SMITH

Partner

780.917.8344

burke.smith@cwedm.com

ANDY HORVATH

Partner

780.917.8338

andy.horvath@cwedm.com

NICOLE POZER

Team Coordinator

780.702.9472

nicole.pozer@ cwedm.com

Marketed by



Cushman & Wakefield Edmontor Suite 2700, TD Tower 10088 102 Avenue Edmonton, AB T5J 2Z1

cwedm.com

Developed by

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. November 14, 2022