

FOR LEASE

Park Central Square

5811 17 STREET NW
EDMONTON, AB

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



Developed by

Beedie/

Marketed by

**CUSHMAN &
WAKEFIELD**
Edmonton



INTRODUCING EDMONTON'S MOST HIGHLY ANTICIPATED INDUSTRIAL PARK

Park Central Square is a fully serviced, master-planned industrial business and logistics park located in southeast Edmonton. Designed with transportation, access, and flexibility in mind, Park Central Square caters to a wide variety of industrial users. Spanning approximately 200 acres, businesses of nearly any size can be accommodated within the park with the opportunity to grow. Whether you are seeking a custom built-to-suit or lease facility, Park Central Square can meet your business needs. Once complete, Park Central Square has the capacity to accommodate up to 2.5 million square feet of industrial space while offering unparalleled quality and accessibility, surpassing any industrial park in the Edmonton area.



ZONING

I-L, I-M



LEASE RATE

Market



AVAILABILITY

Serviced land ready
Q3 2023



OPERATING COSTS

To be confirmed



*This image is a conceptual rendering and is proposed for illustrative purposes only.

PARK CENTRAL SQUARE'S PREMIUM FEATURES*

CONSTRUCTION

Precast concrete panels

LOADING

Dock & grade loading available

SPRINKLERS

ESFR sprinkler system

WAREHOUSE INTERIOR

Painted interior walls for greater illumination

CEILING HEIGHT

Minimum 32' clear

UNIT INTERIOR

R-34 roof insulation & R-15 wall insulation

FLOOR LOAD

Minimum 12,000 lb PSF warehouse floor load capacity

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

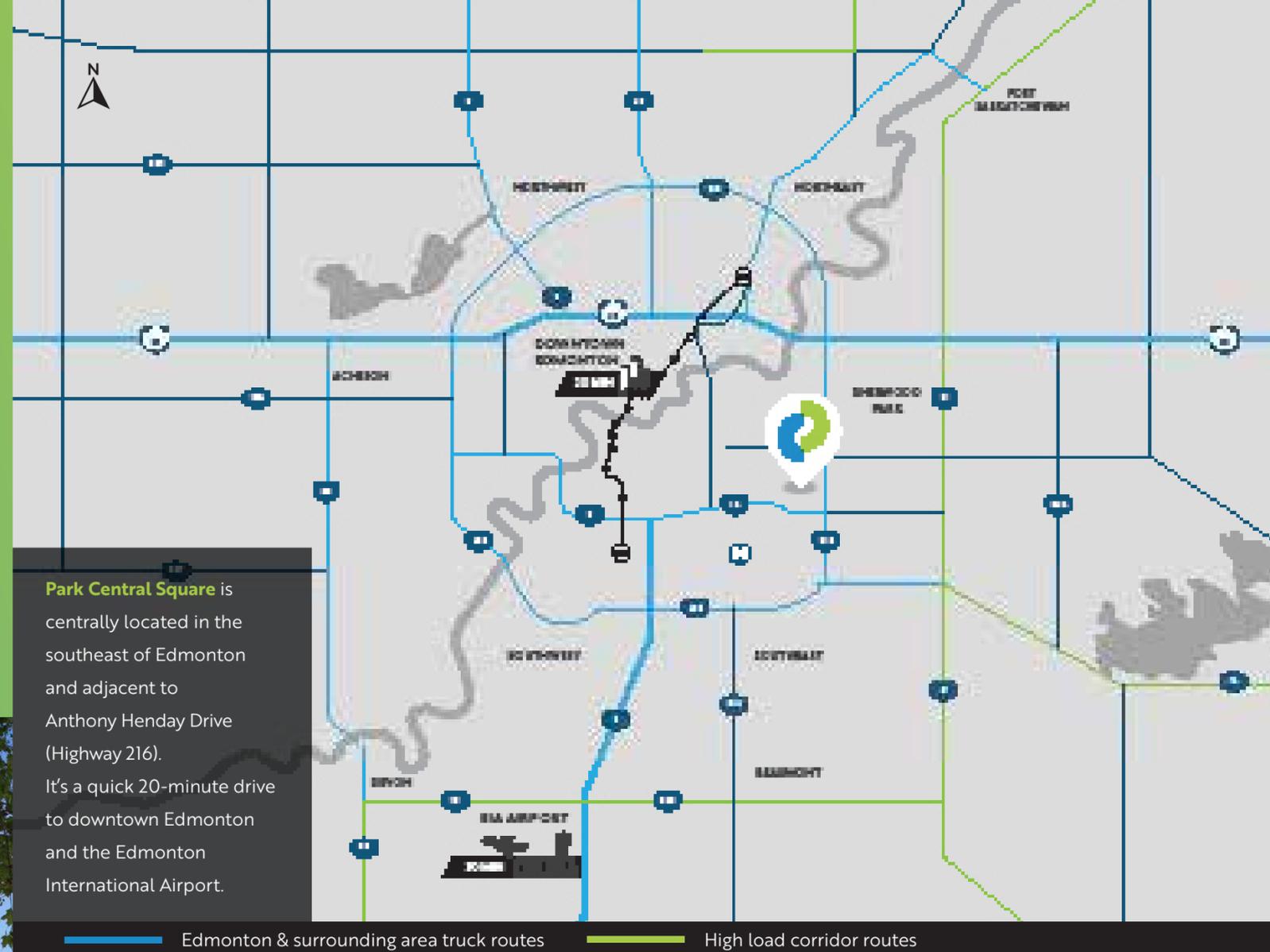
SUSTAINABLE DESIGN

LEED V4 BD+C Silver Certification

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



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Park Central Square is centrally located in the southeast of Edmonton and adjacent to Anthony Henday Drive (Highway 216). It's a quick 20-minute drive to downtown Edmonton and the Edmonton International Airport.



LOCATION & AMENITIES

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

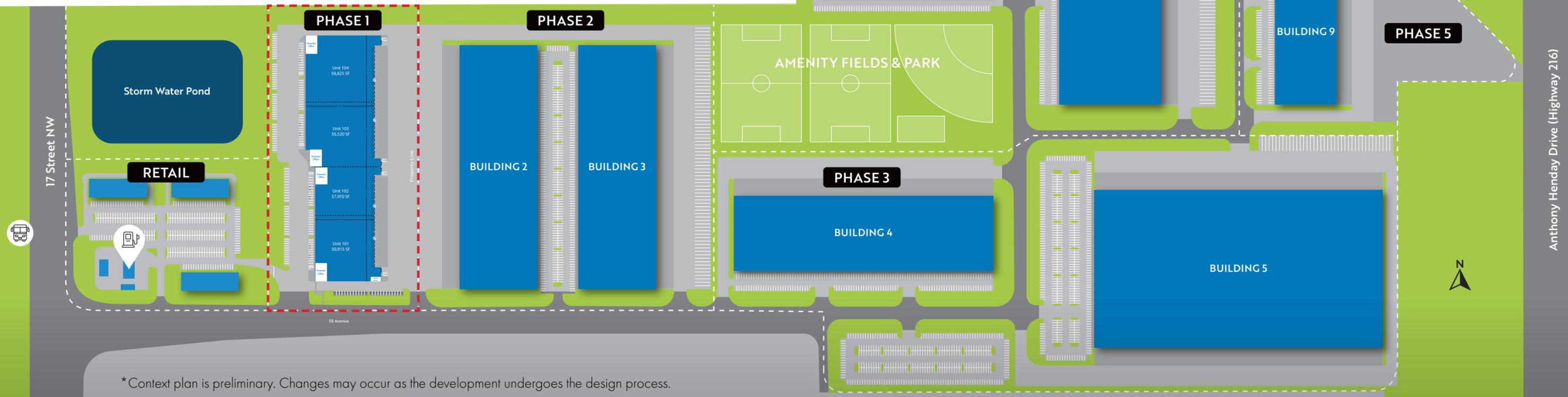
Edmonton Transit Service stops available in adjacent residential community (connected via a walking path) with service to bus stop along 17th Street.

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.



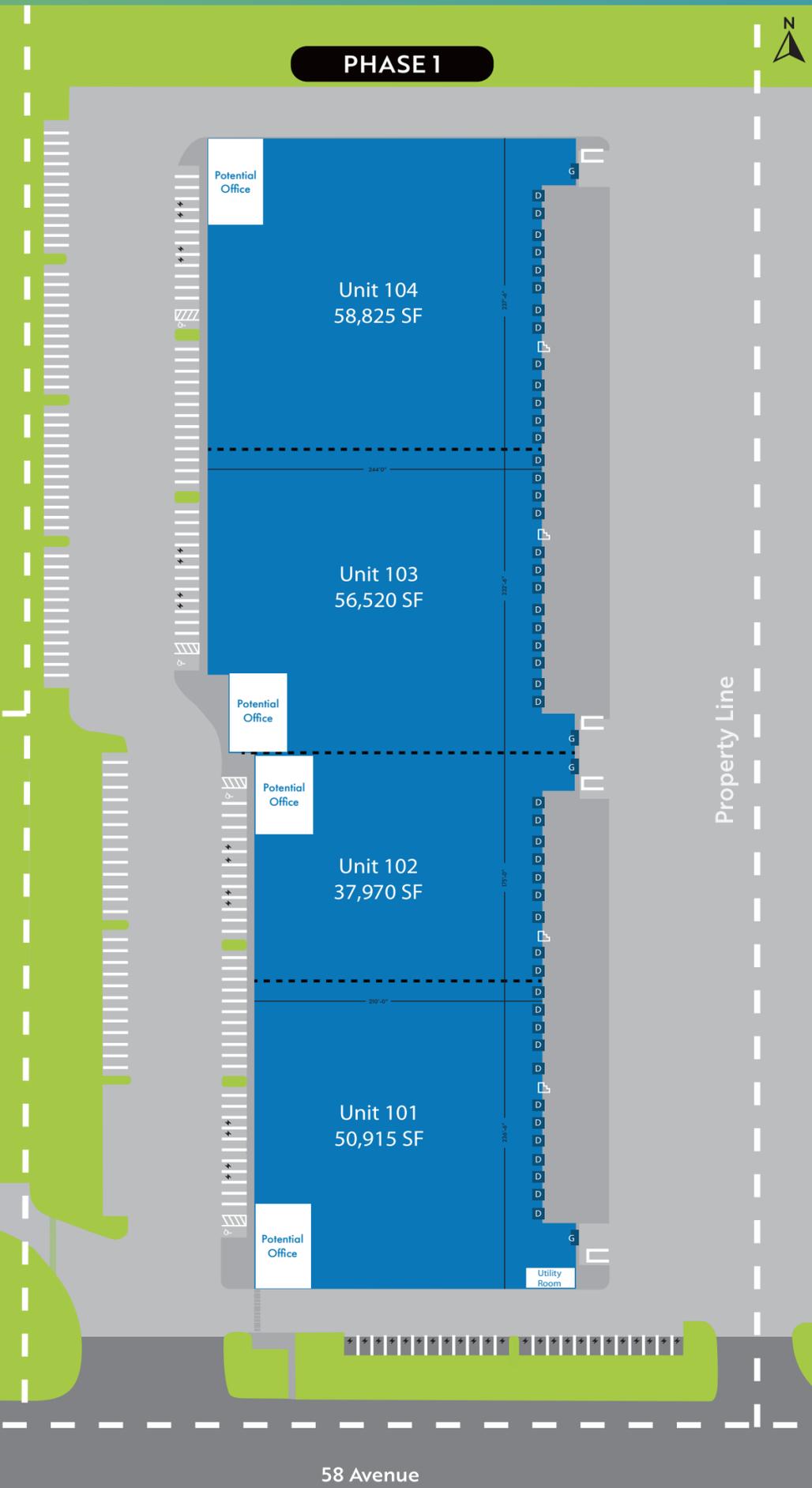
*Context plan is preliminary. Changes may occur as the development undergoes the design process.



CONTEXT PLAN*

Available Opportunities

PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
BUILDING 1 204,230 SF	BUILDING 2 229,500 SF	BUILDING 4 234,000 SF	BUILDING 6 120,000 SF	BUILDING 9 100,000 SF
	BUILDING 3 229,500 SF	BUILDING 5 550,000 SF	BUILDING 7 120,000 SF	BUILDING 10 110,000 SF
			BUILDING 8 385,000 SF	BUILDING 12 105,000 SF
			BUILDING 11 90,000 SF	



PHASE 1, BUILDING 1 CONCEPT

BUILDING FOOTPRINT:
204,230 SF

SPECIFICATIONS

- **CONSTRUCTION**
Precast concrete panels
- **CEILING HEIGHT**
32' clear
- **LOADING**
47 dock & 4 grade doors available
- **ELECTRICAL SERVICE**
3,000 amps at 347/600 volts base 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.



DORIGO SYSTEMS LTD. | Glenlyon Business Park, Burnaby, BC



DAMCO | New Westminster, BC



EVOLVE AT DISTRICT | Calgary, AB



TREE OF LIFE | Calgary, AB

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.

Beedie/

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