

FOR LEASE

Park Central Square

5811 17 ST NW, EDMONTON,
AB T6P 1S4

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

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Developed by

Beedie/





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 and offering unparalleled quality and accessibility, surpassing any industrial park in the Edmonton area.



Developed by

Beedie/





UP TO 186,150 SF AND BUILD TO SUIT OPPORTUNITIES

CONSTRUCTION UPDATES

- Phase I Roadways in place
- Stay tuned for future updates

INTRODUCING EDMONTON'S MOST HIGHLY ANTICIPATED INDUSTRIAL PARK



FULLY SERVICED, MASTERPLANNED
INDUSTRIAL BUSINESS AND LOGISTICS PARK



DESIGNED WITH TRANSPORTATION, ACCESS,
AND FLEXIBILITY IN MIND



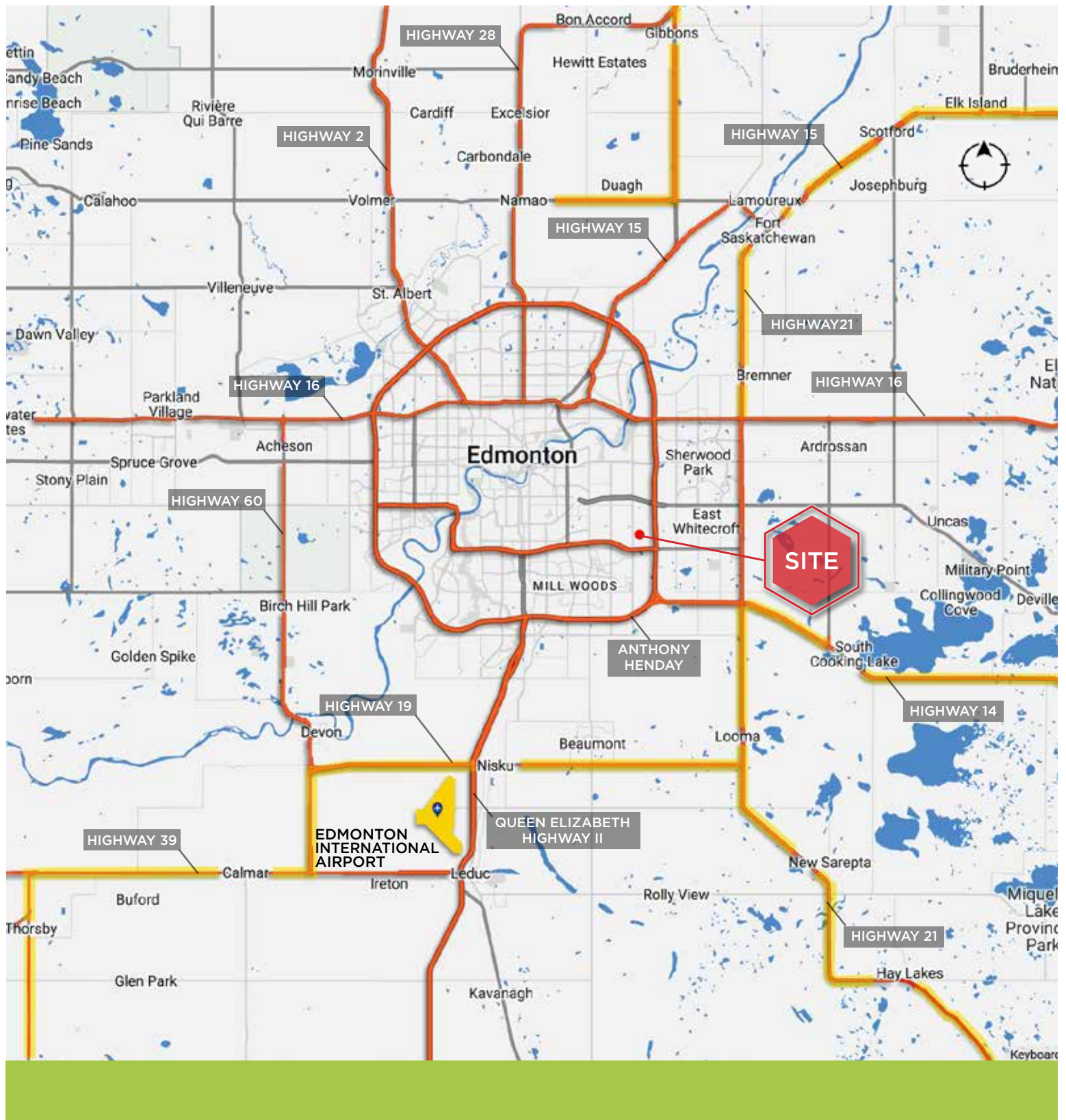
CAPACITY TO ACCOMMODATE UP TO 2.5
MILLION SQUARE FEET OF INDUSTRIAL SPACE



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Beedie/

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



EDMONTON & SURROUNDING AREA TRUCK ROUTES

■ HIGH LOAD CORRIDOR ROUTES

Developed by

Beedie/

CUSHMAN & WAKEFIELD
Edmonton

PREMIUM BUILDING FEATURES*

■ CONSTRUCTION

Precast concrete panels

■ LOADING

Dock & grade loading available

■ SPRINKLERS

ESFR sprinkler system

■ UNIT DIMENSIONS

Determined based on client requirements

■ CEILING HEIGHT

Minimum 32' clear

■ UNIT INTERIOR

R-34 roof insulation & R-15 wall insulation

■ FLOOR LOAD

Minimum 12,500/SF 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

■ WAREHOUSE INTERIOR

Skylights & painted interior walls for greater illumination

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



PUBLIC TRANSPORTATION

Edmonton Transit Service stops available in adjacent residential community (connected via a walking path).



ZONING

I-L, I-M



AVAILABILITY

Serviced land ready and available

INQUIRE ABOUT AVAILABILITY

Lease Rate: Market
Operating Costs: To be Confirmed

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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

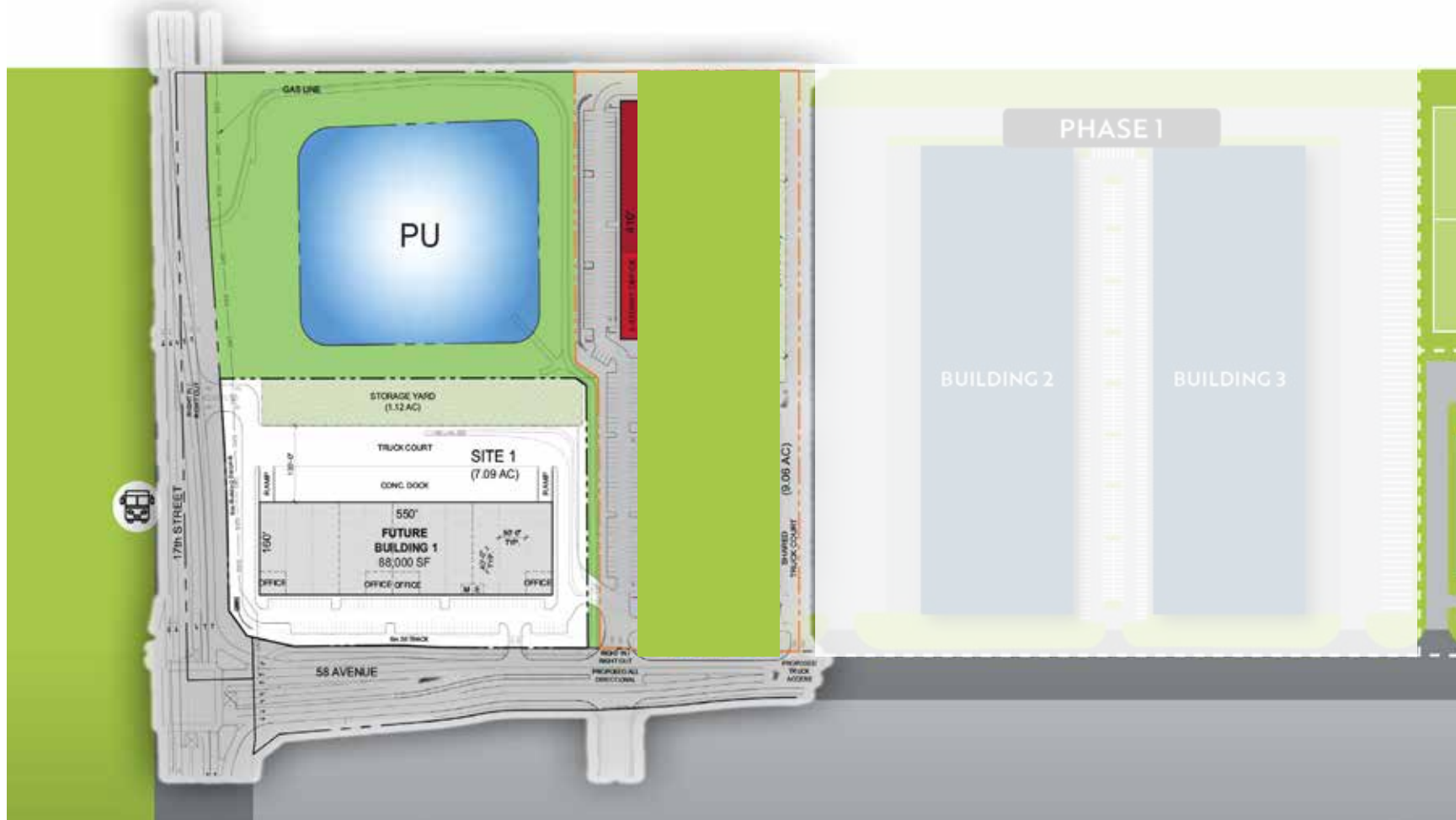
PHASE 1

BUILDING 2A 192,150 SF

**BUILD TO SUIT OPTIONS
AVAILABLE**

PHASE 2, 3,4

FUTURE DEVELOPMENT



CONTEXT PLAN

PHASE 1

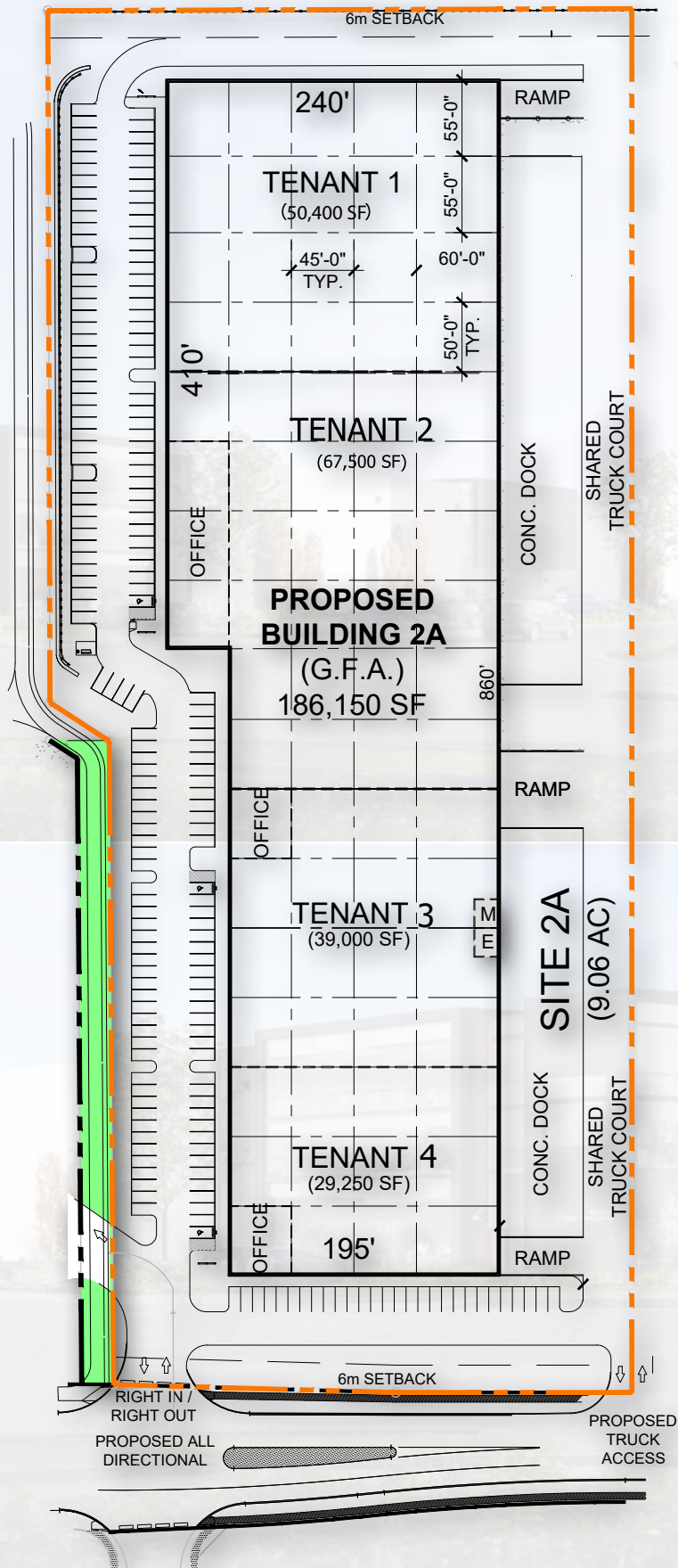
BUILDING 2A 186,150 SF

BUILD TO SUIT OPTIONS
AVAILABLE

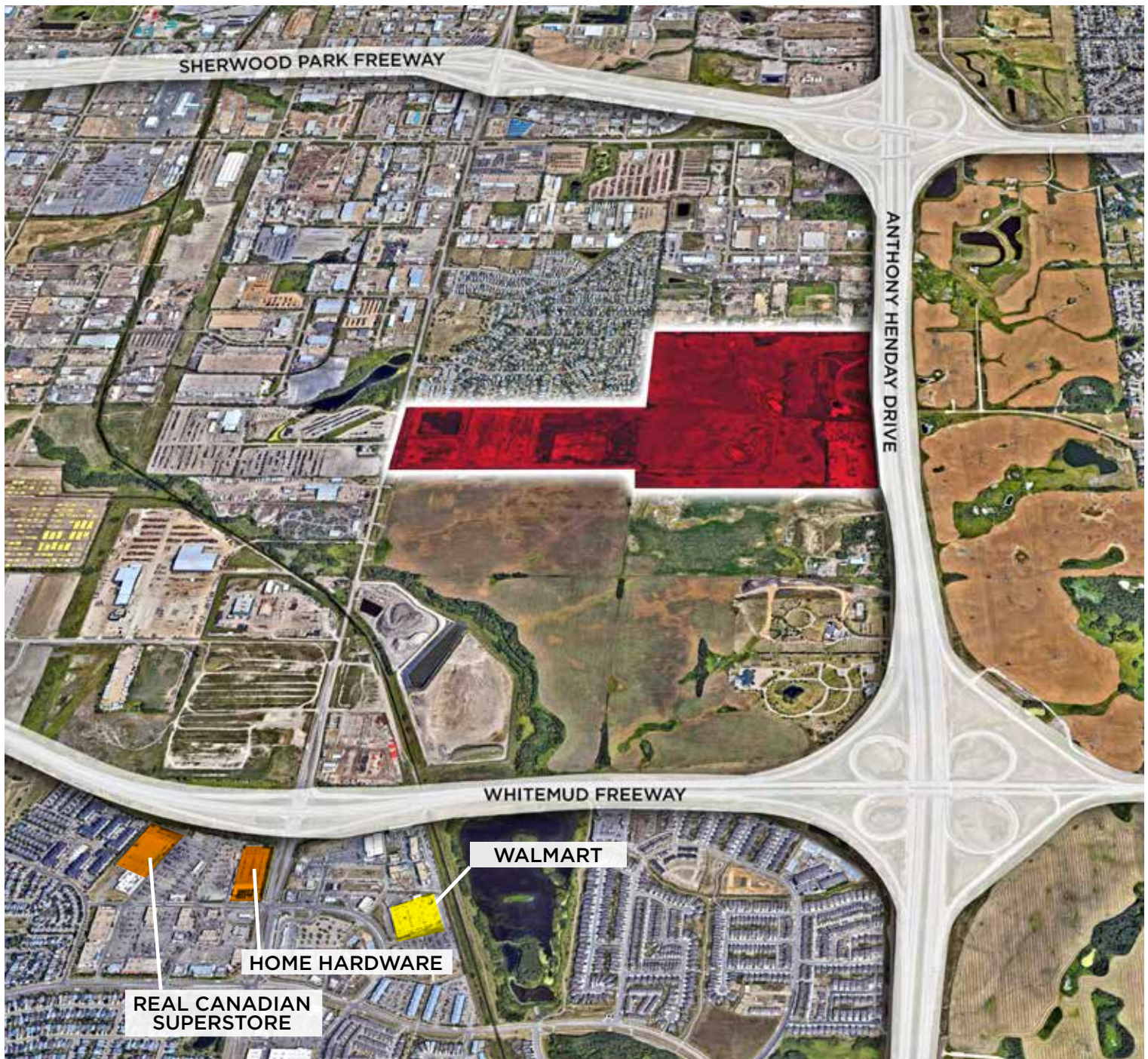
PHASE 2, 3,4

FUTURE DEVELOPMENT





BUILDING 2A
UP TO 186,150 SF



LOCATION + AMENITIES

Located directly off 17th Street NW with highly efficient access to Whitemud Drive, Anthony Henday Drive (Ring Road), 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. RioCan Meadows is located within a 5-minute drive to amenities such as Starbucks, Tim Hortons, McDonald's, and retailers including Home Depot, Staples, PetSmart, Winners, and many more. Downtown Edmonton and the Edmonton International Airport are located within an easy 20-minute drive.

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