

# BUILDING 3

548,124 SF - Class A  
Industrial Development



Currently Under  
Construction

Designed for LEED  
Certification and  
Solar Ready

36' Clear  
Height









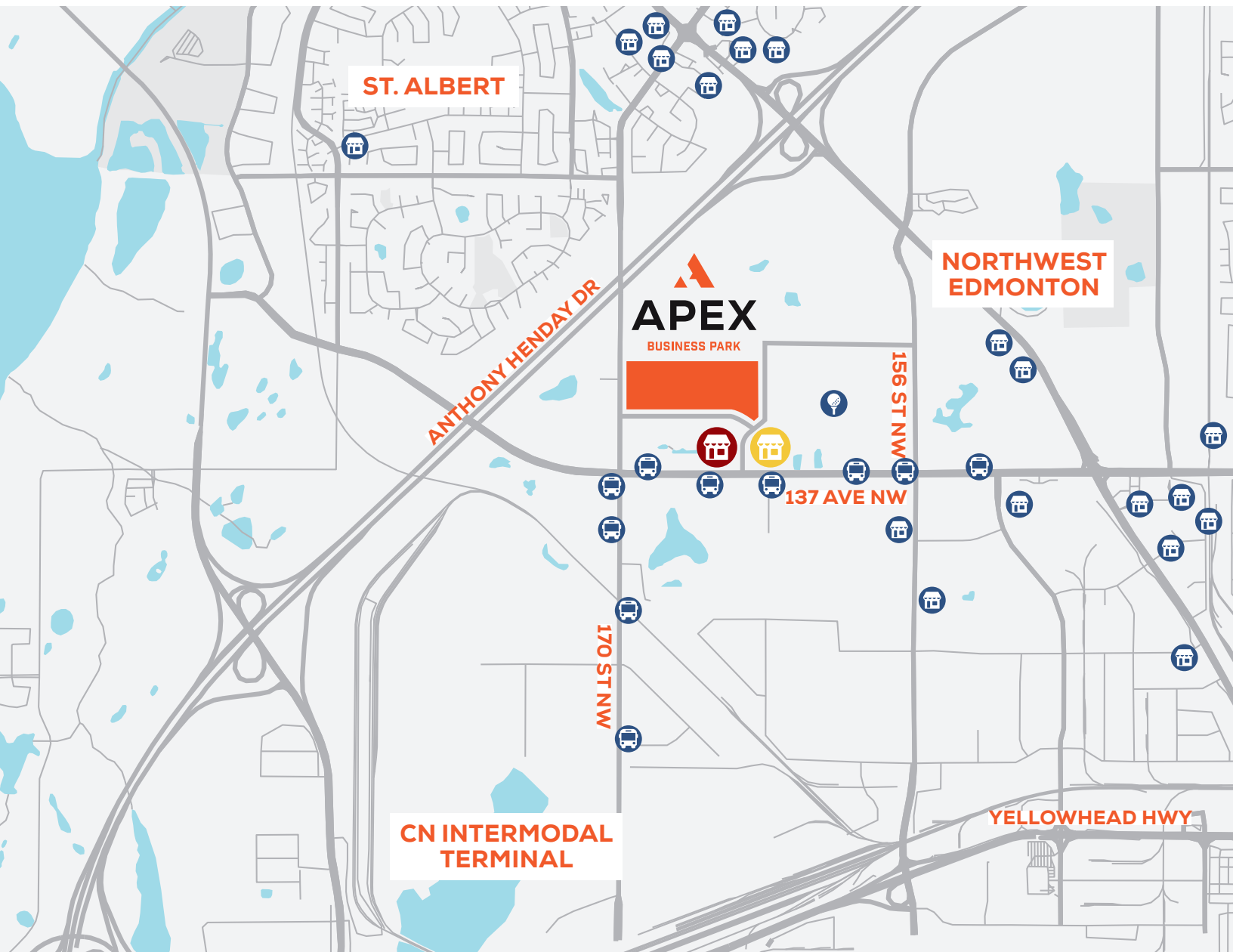
# THE LOCATION

Apex Business Park is located along 170th Street in northwest Edmonton, minutes from major transportation routes, including Anthony Henday Drive and Highway 16 (Yellowhead Highway). Positioned less than 10 minutes from the CN Intermodal Yard, the site is also fully serviced by the City of Edmonton public transit system.

With over 20 restaurants and service options located within a short distance from the site, there are also a host of new amenities being planned for the immediate area.

## LEGEND

-  APEX Business Park
-  Bus Stop
-  Golf Course
-  Restaurants/Stores
-  Tim Hortons
-  Pizza 73



# APEX BUILDING 3



36' CLEAR HEIGHT

56' X 56' COLUMN GRID SPACING

E.V. CHARGING STATIONS

FULL BUILDING CIRCULATION ROAD

CAMBRIDGE HEATING UNITS

TPO ROOF SYSTEM

SECURED YARD OPTIONS

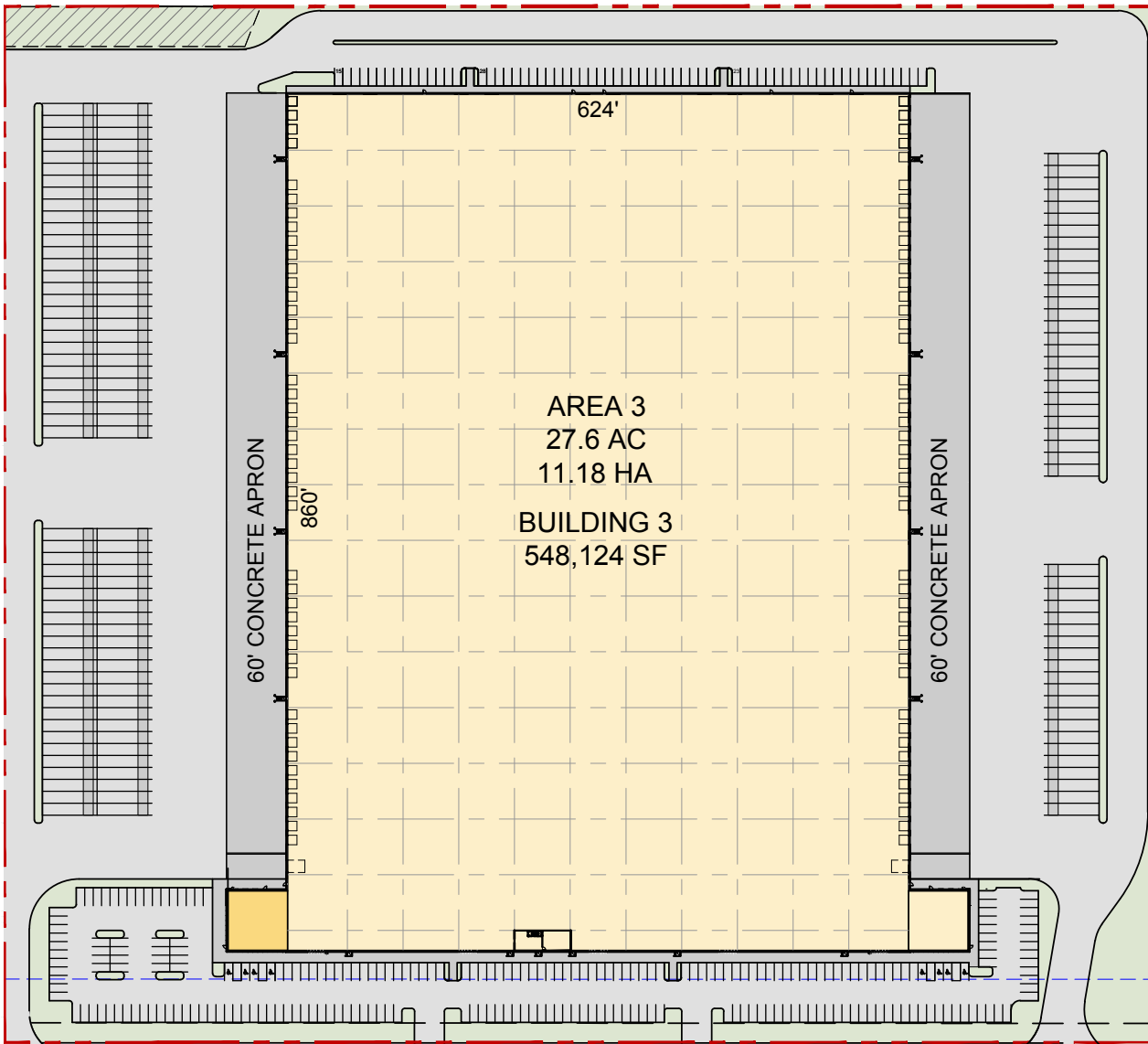
DOUBLE SIDED LOADING

SEPARATED VEHICLE PARKING

FULL HEIGHT PRE-CAST CONSTRUCTION

TRAILER PARKING

# APEX BUILDING 3



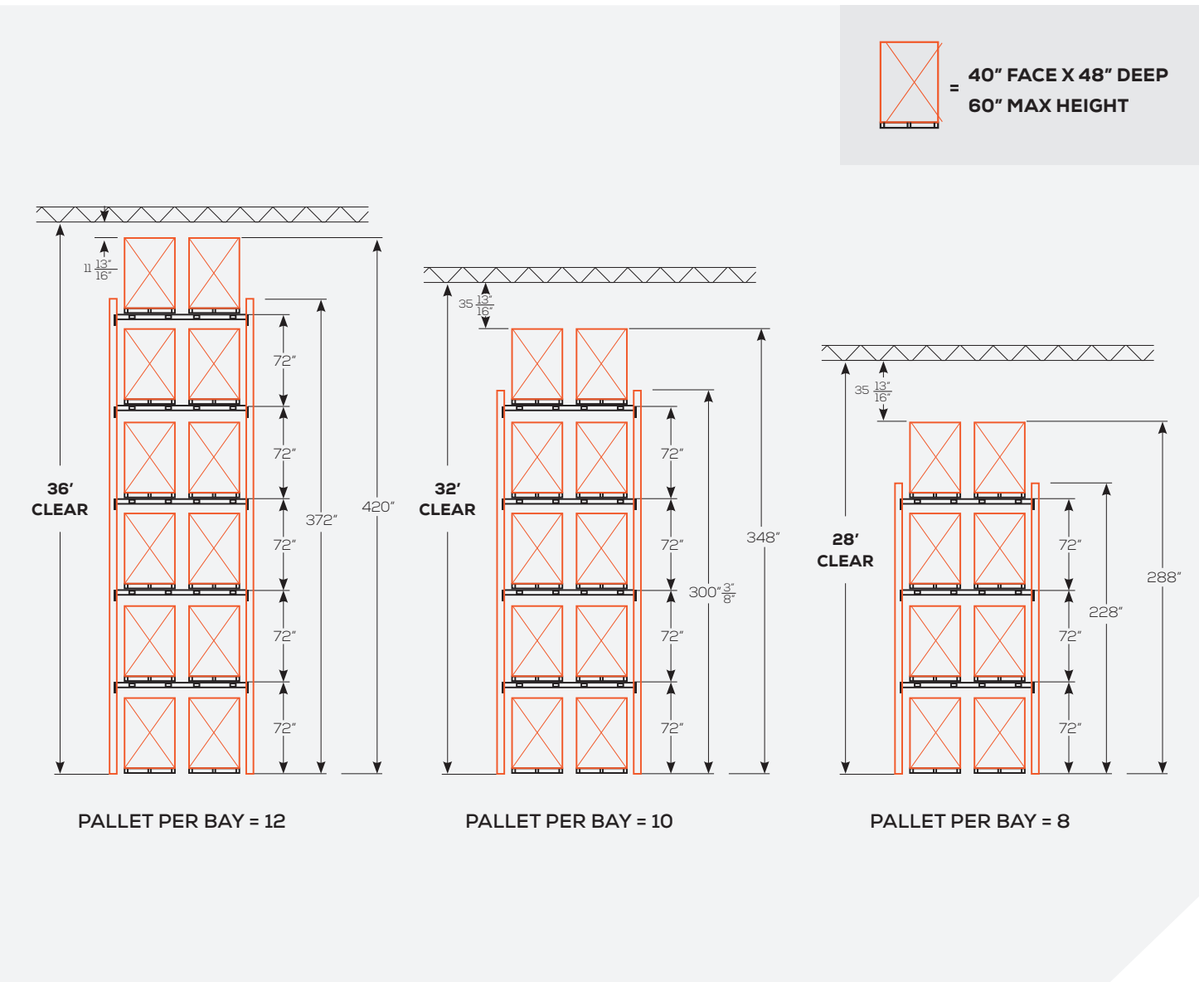
## THE SPECIFICATIONS

<b>BUILDING SIZE</b>	548,214 SF
<b>ZONING</b>	IL - Light Industrial
<b>POWER</b>	2400a 600V power Solar ready to 3000a
<b>BUILDING DEPTH</b>	624'
<b>CLEAR HEIGHT</b>	36'
<b>COLUMN SPACING</b>	56' x 56' with 60' marshalling bays
<b>ROOF SYSTEM</b>	TPO System
<b>EXTERIOR</b>	Full height pre-cast

<b>HEATING</b>	Cambridge heating units
<b>SPRINKLERS</b>	ESFR system
<b>APRONS</b>	60' concrete aprons
<b>LIGHTING</b>	LED high bay with motion sensors
<b>SLAB</b>	8' fiber reinforced concrete
<b>TRAILER PARKING</b>	152 trailer stalls with dolly pads
<b>VEHICLE PARKING</b>	308 stalls
<b>SECURE YARD</b>	Available

# PALLET CAPACITY BY CLEAR HEIGHT

Building 3 is designed for larger warehousing uses featuring 36' clear height throughout the building. Compared to traditional 28' clear height buildings, this allows for 4 additional pallet positions per racking bay creating significant efficiencies in the use of space. The additional height combined with the 56' column width make the Apex 3 building highly efficient for warehouse users.



## THE LEASING TEAM

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For information on current and upcoming opportunities, please contact:

**MARK EDWARDS | 780-409-8047**  
**PANATTONICANADA.COM**



## THE DEVELOPERS

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Panattoni Development Company, Inc. is an industry leading, privately held commercial real estate development company. With over 25 offices in Canada, the United States and Europe, they are responsible for over 320 million square feet of development, with a specialization in industrial speculative and Build-To-Suit projects.



Manulife Investment Management, through its Real Estate arm, develops and manages commercial real estate for thousands of customers around the globe. Its portfolio includes over 58 million square feet of office, industrial, retail and multi-family space. Its Real Estate team also manages the space requirements and corporate use facilities for Manulife's global operations.