



FULTON CREEK BUSINESS PARK



BUILDING 1

151,260 SF
Available
in 2023

BUILDING 2

266,949 SF
Available
in 2023

UP TO 1.8 MILLION SF AND 70 ACRES AVAILABLE

For Build-To-Suit
or Lease



BUILDING FEATURES

**32' CLEAR
HEIGHT
BLDG 1**

**36' CLEAR
HEIGHT
BLDG 2**

**CAMBRIDGE
HEATING
UNITS**

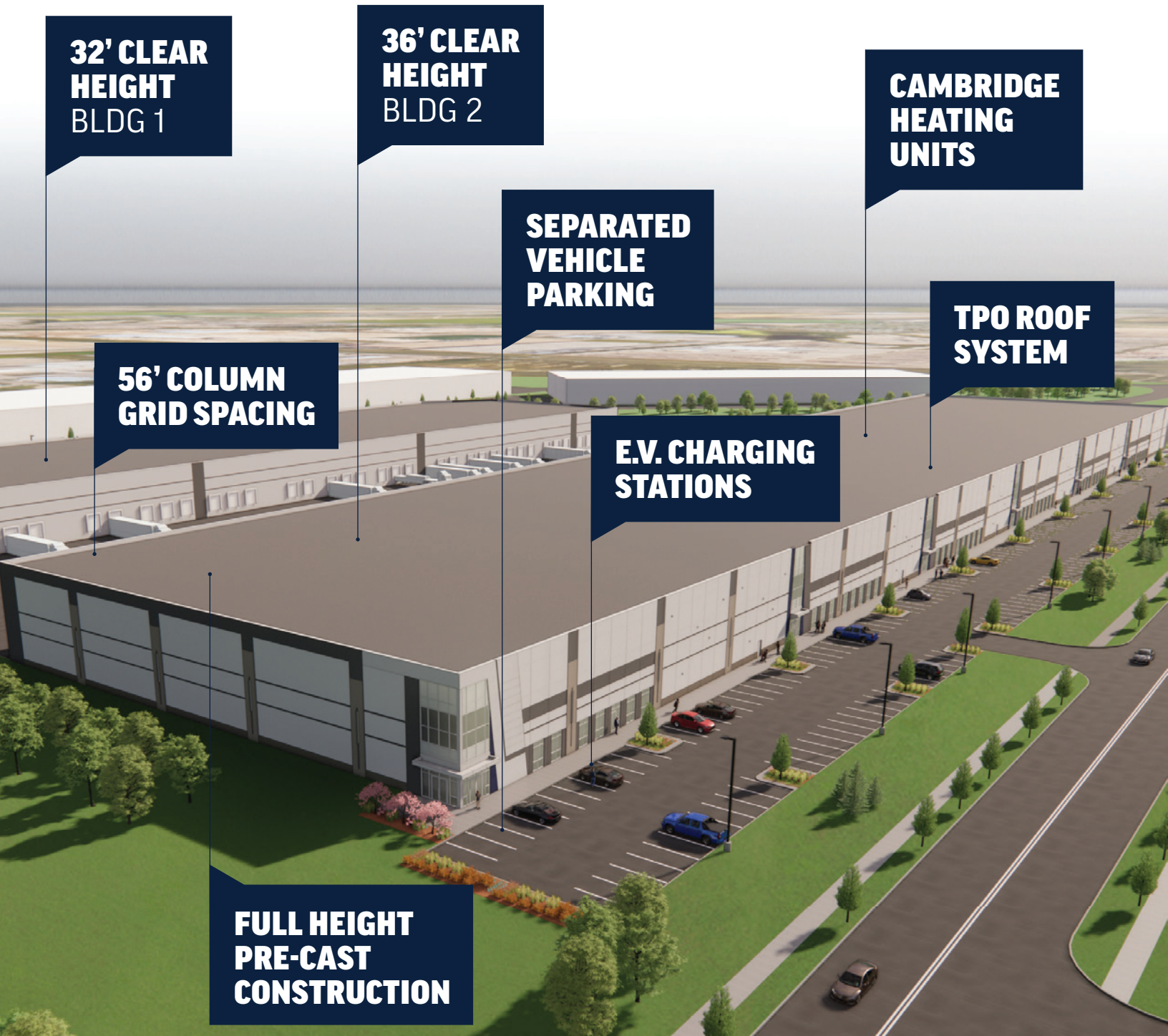
**SEPARATED
VEHICLE
PARKING**

**56' COLUMN
GRID SPACING**

**TPO ROOF
SYSTEM**

**E.V. CHARGING
STATIONS**

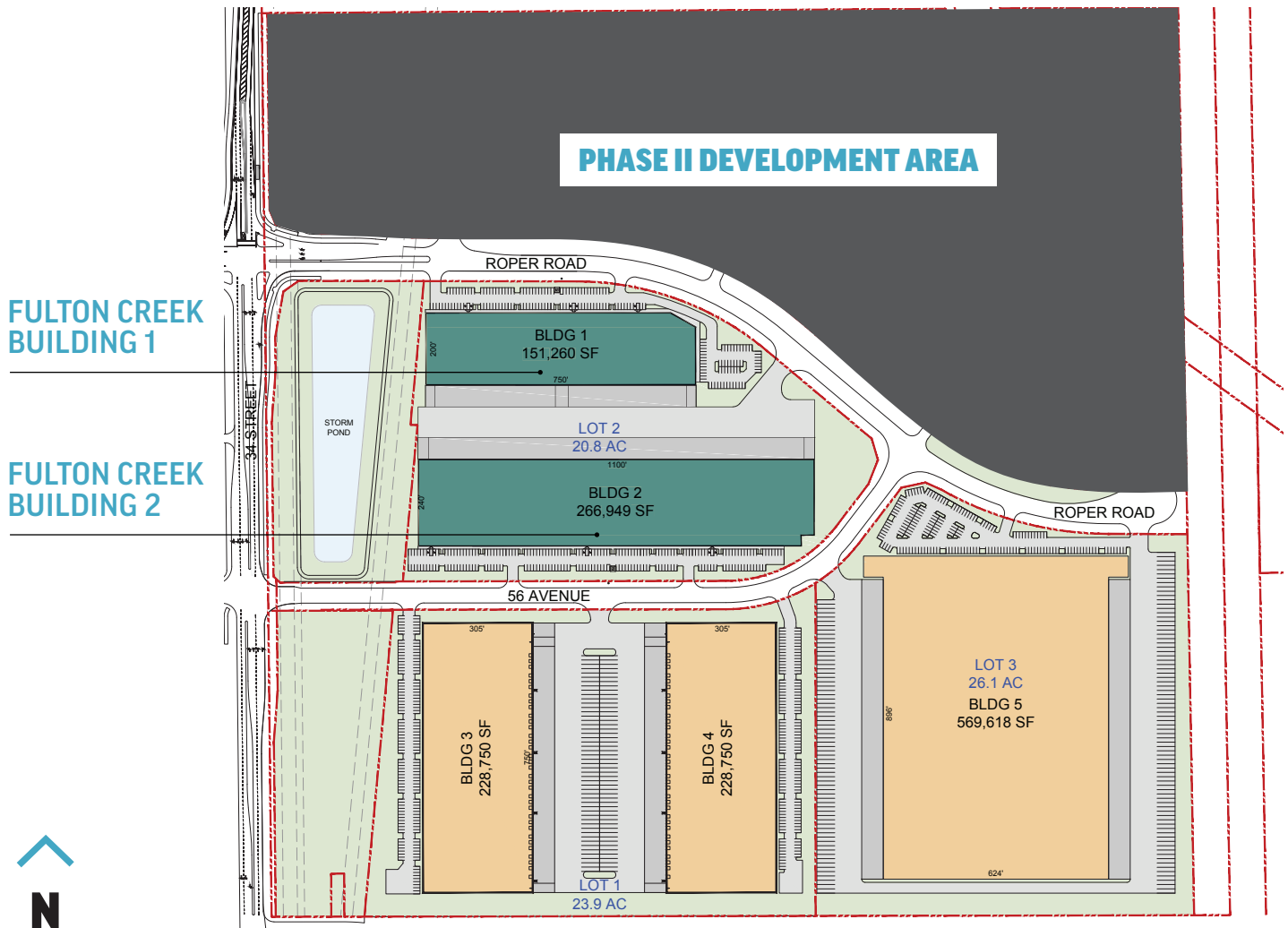
**FULL HEIGHT
PRE-CAST
CONSTRUCTION**



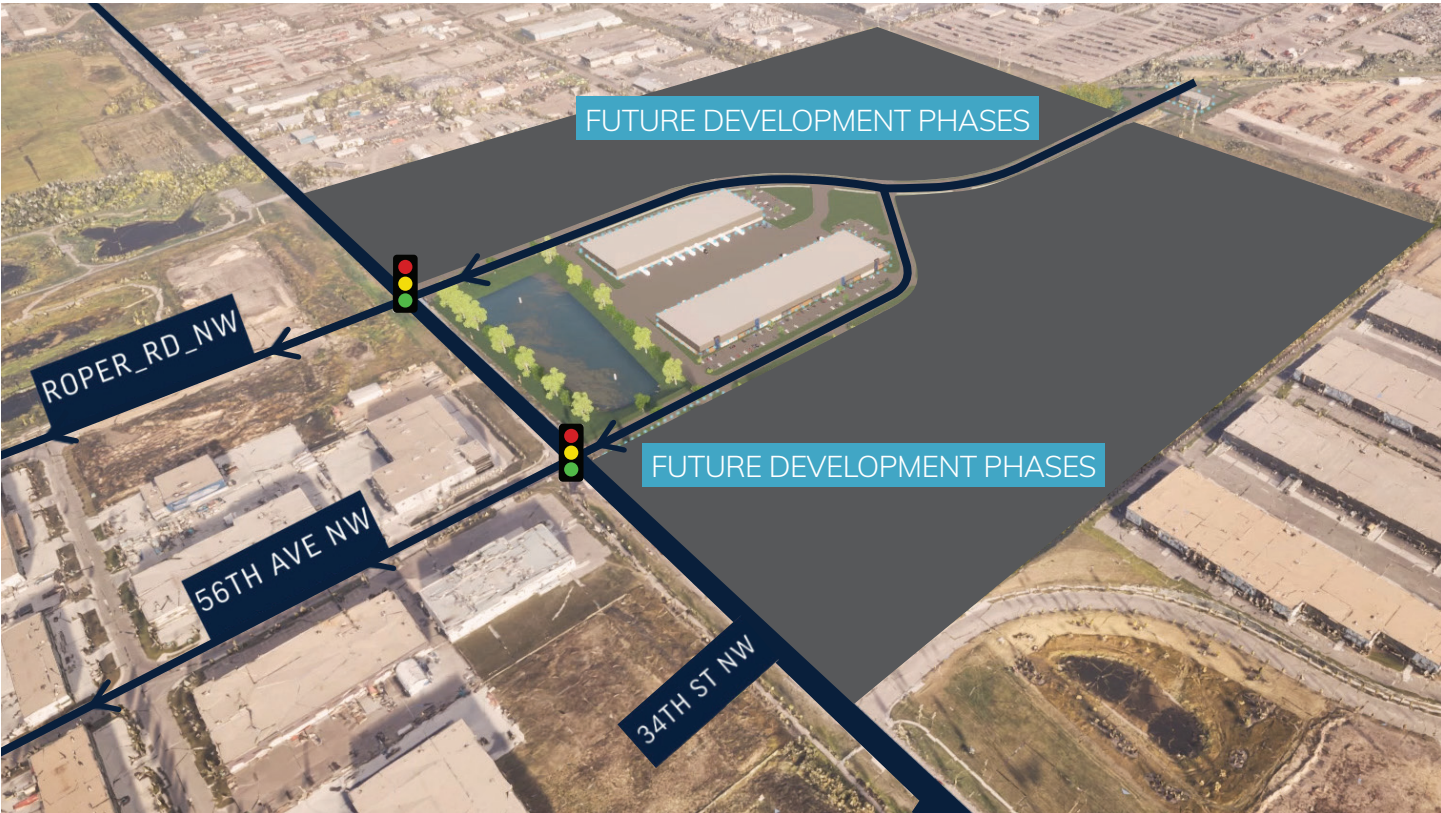
SITE PLAN



Fulton Creek Business Park is a new 1.8M square foot business park strategically located in the South Edmonton Industrial area. Buildings 1 and 2 will be best in class buildings and will be completed in 2023. Further land and buildings throughout the business park are available for future build-to-suit and lease opportunities.



SPECIFICATIONS



BUILDING 1

BUILDING SIZE	151,260 SF
POWER	2000a 600V & Solar Ready
BUILDING DEPTH	200'
CLEAR HEIGHT	32'
COLUMN SPACING	56' x 50' with 60' marshalling bays
ROOF SYSTEM	TPO System
EXTERIOR	Full height pre-cast
HEATING	Cambridge Heating Units
SPRINKLERS	ESFR system
APRONS	60' concrete aprons
LIGHTING	LED high bay with motion sensors
SLAB	8' fiber reinforced concrete
VEHICLE PARKING	141 stalls
DOCK DOORS	39
GRADE DOORS	2







BUILDING 2

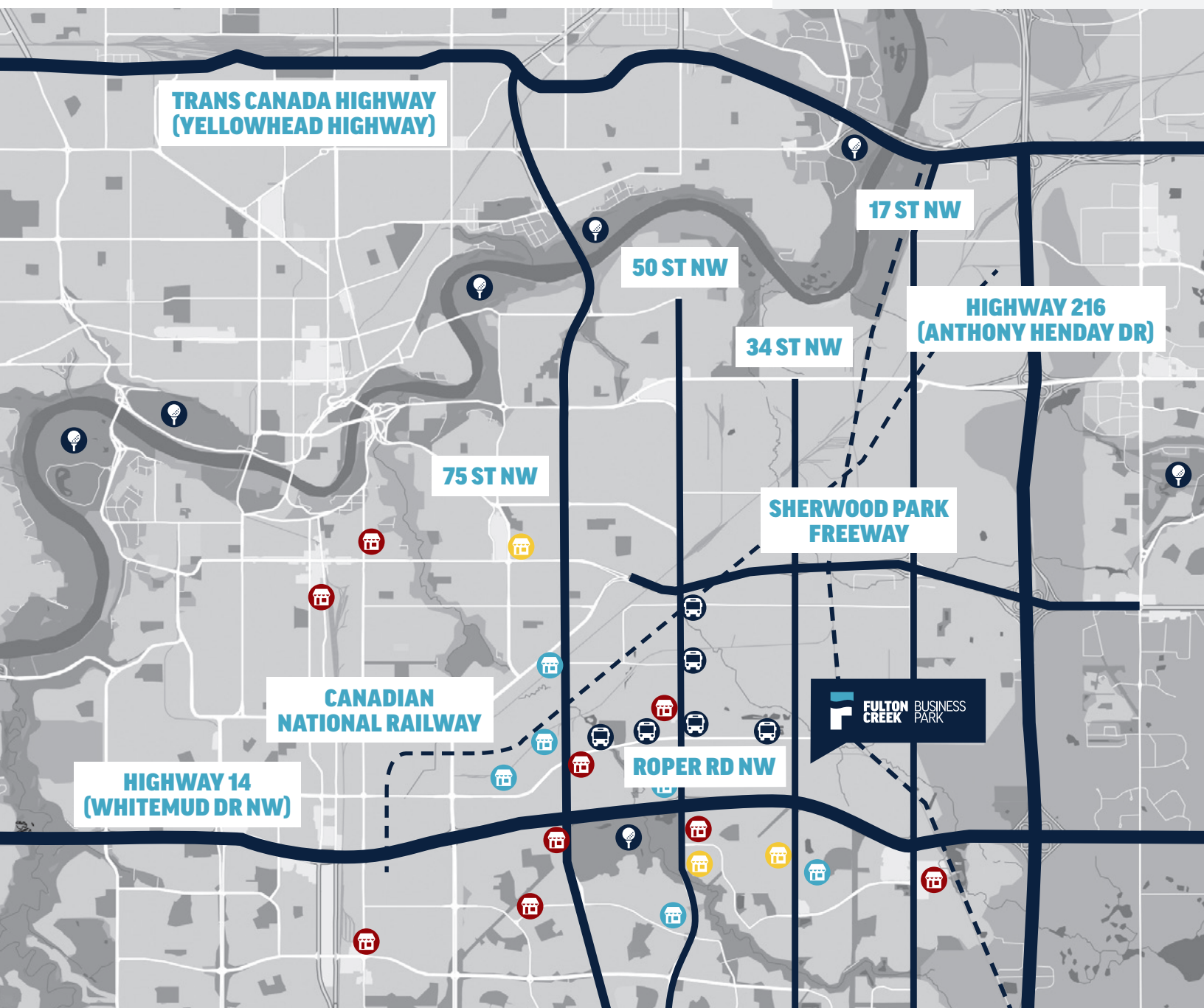
BUILDING SIZE	266,949 SF
POWER	2000a 600V & Solar Ready
BUILDING DEPTH	240'
CLEAR HEIGHT	36'
COLUMN SPACING	56' x 50' with 60' marshalling bays
ROOF SYSTEM	TPO System
EXTERIOR	Full height pre-cast
HEATING	Cambridge Heating Units
SPRINKLERS	ESFR system
APRONS	60' concrete aprons
LIGHTING	LED high bay with motion sensors
SLAB	8' fiber reinforced concrete
VEHICLE PARKING	249 stalls
DOCK DOORS	61
GRADE DOORS	2

THE LOCATION

Fulton Creek Business Park is located on 34th Street with direct access to Highway 14 (Whitemud Dr NW) and a short connection to Highway 216 (Anthony Henday Dr). The site will be accessed by either 56th avenue or Roper Road, both of which will have multi-directional traffic lights. The Park is also located close to large residential areas providing good access to labor, as well as a variety of restaurants and service options.

LEGEND

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



THE LEASING TEAM

For information on current and upcoming opportunities, please contact:

780-409-8047 | PANATTONICANADA.COM



THE DEVELOPERS



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.