



APEX

BUSINESS PARK



BUILDING 1
63,000 SF
Available
for Lease

BUILDING 2
Fully Leased
320,000 SF
Build-To-Suit

FOUR BUILDINGS
Two Additional
Buildings Planned
Up to 600,000 SF

28 ACRES
AVAILABLE
For Build-To-Suit
Opportunities



BUILDING 2

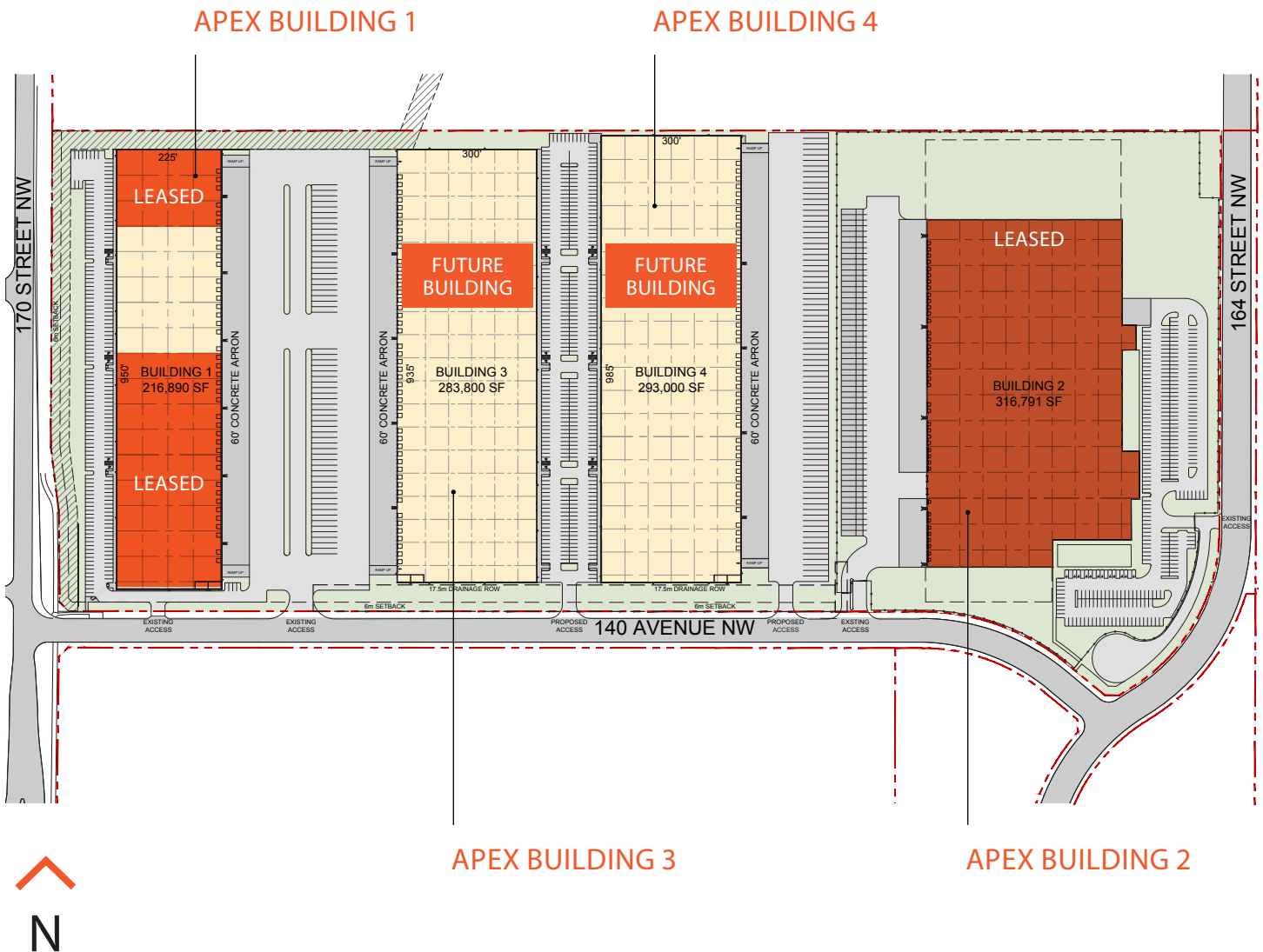
**UP TO 600,000 SF
SPEC/BUILT-TO-SUIT**

BUILDING 1

SITE PLAN



Apex Business Park is a master-planned, 1.1 million square foot, class A industrial development located in Edmonton, AB. Encompassing over 61 acres of land and four buildings, Apex Business Park is ideally situated immediately adjacent to major transportation routes and is fully serviced by local public transit systems.



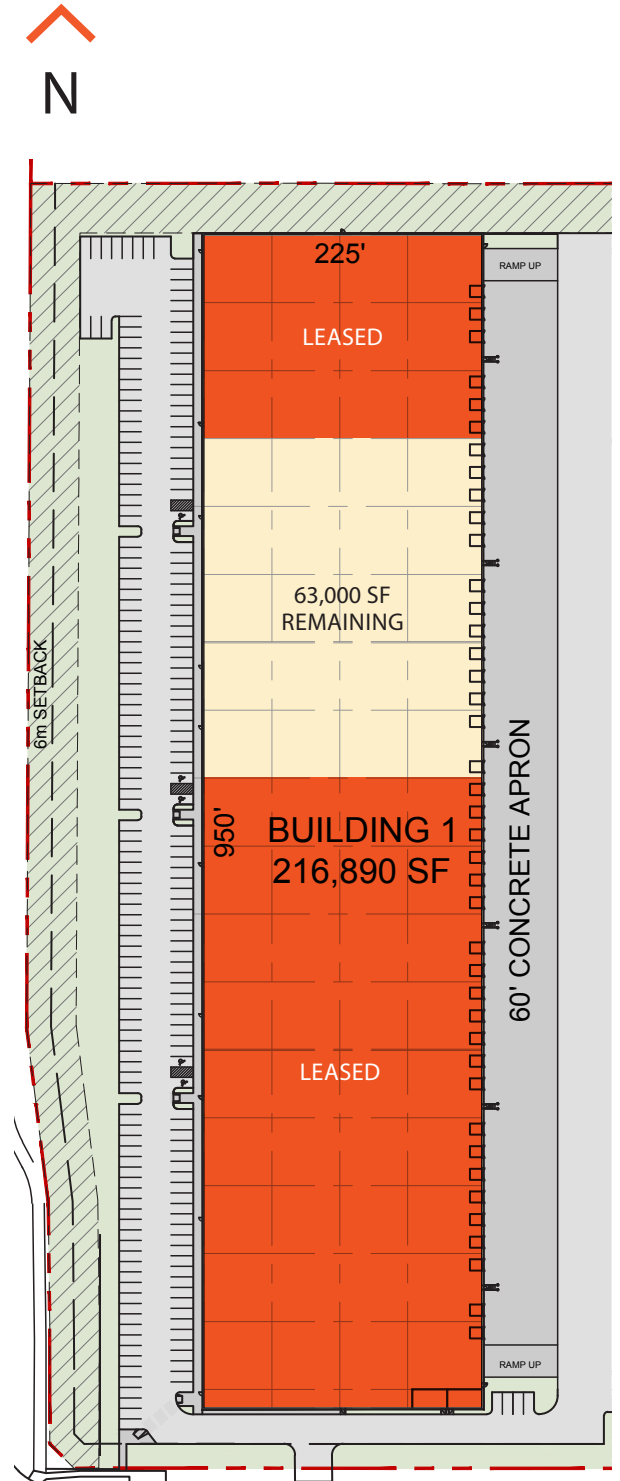
APEX BUILDING 1

Available to lease, Apex Building 1 provides 216,890 square feet of customizable space. The building is constructed of pre-cast concrete and insulated metal panels and features a TPO roofing system and Cambridge heating units. It will also provide a well-designed loading area at the rear of the building, providing easy ingress to and egress from the site.

Designed with appealing frontage to 170th Street, with pre-cast and insulated wall panel system, the site also features ample parking and a fully landscaped exterior.

THE SPECIFICATIONS

BUILDING SIZE	216,800 SF
ZONING	IL - Light Industrial
POWER	3,000a 600v
BUILDING DEPTH	225'
CLEAR HEIGHT	32'
COLUMN SPACING	50'x55' bays with 60' marshalling bays
ROOF SYSTEM	TPO System
EXTERIOR	Pre-cast and insulated metal panel (IMP)
HVAC	Cambridge heating units
SPRINKLERS	ESFR system
APRONS	60' concrete aprons
LIGHTING	LED high bay with motion sensors
SLAB	7" with steel reinforcing fibers



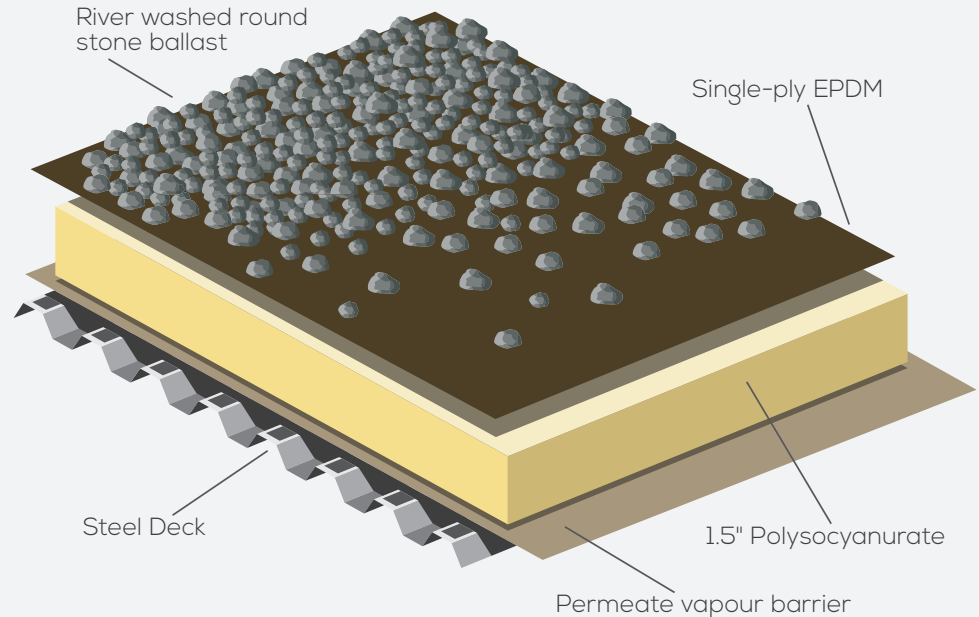
EPDM VS TPO ROOF CONSTRUCTION

EPDM ROOF PROS

- Lower initial cost than TPO Roof system

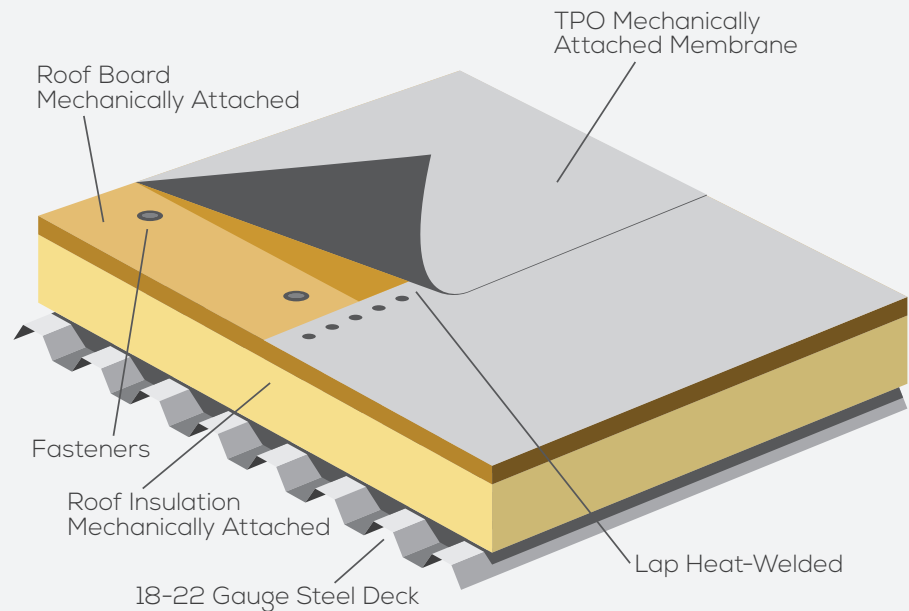
EPDM ROOF CONS

- Uses gravel ballast to hold membrane in place
- More prone to damage from maintenance and environment
- Susceptible to movement and therefore typically has higher maintenance costs than TPO roof systems
- Difficult to inspect and locate damage/leaks



TPO ROOF KEY FEATURES/ BENEFITS

- Roof membrane and insulation are mechanically fastened
- Mechanically fastened system does not move from environmental factors and maintenance
- White finish reflects heat in the summer
- Lower operating costs over time due to efficiency and maintenance
- 20 year warranty (Apex 1 Building)



Cambridge Heating Units

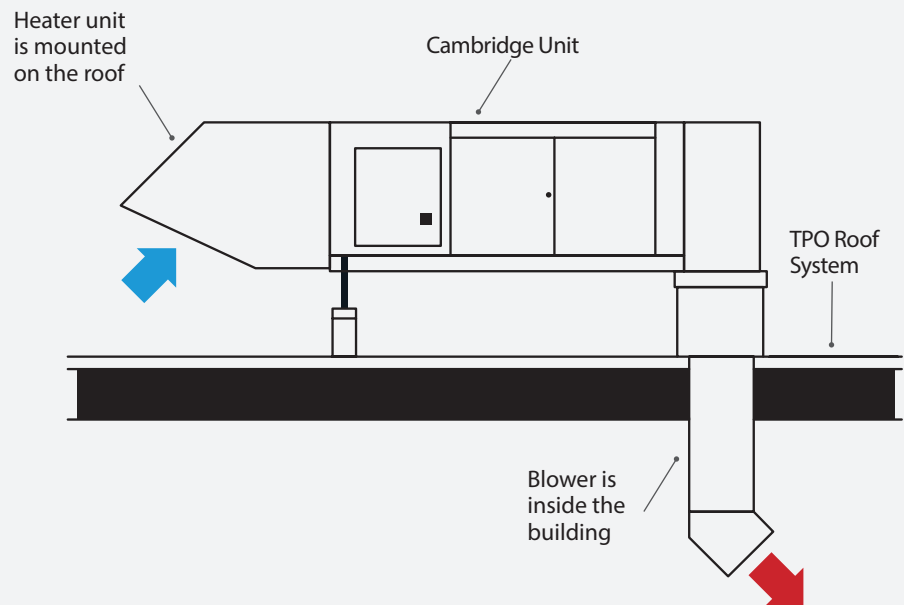
CAMBRIDGE UNIT FEATURES

- Roof mounted unit
- Combustion takes place outside the building
- Draws fresh air into the building providing ventilation and internal air quality



CAMBRIDGE UNIT BENEFITS

- High efficiency reduces energy costs compared to traditional heaters
- One unit can heat up to 60,000 SF
- Maintenance occurs on the rooftop unit reducing disruption to warehouse operations
- Blower vents are flush with roof trusses providing true 32' clear height
- No disruption to lighting from internal unit heaters









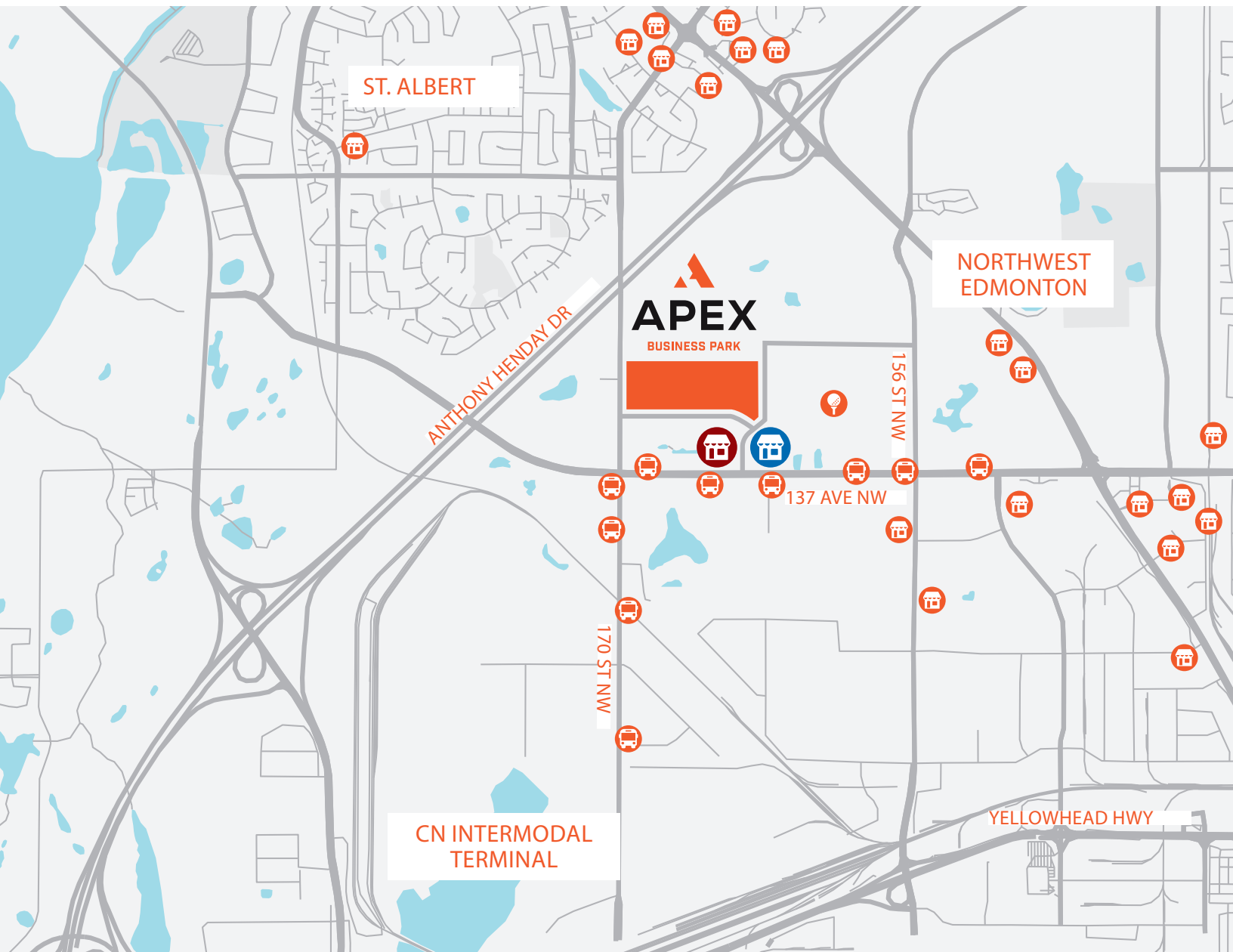
THE LOCATION

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



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.