



FULTON CREEK BUSINESS PARK

**AVISON
YOUNG**



BUILDING 1

25,000 SF to 125,000 SF
Available Immediately

BUILDING 2

92,173 SF
Available Immediately

**UP TO 1.8 MILLION SF AND
70 ACRES AVAILABLE**

For Build-To-Suit or Lease

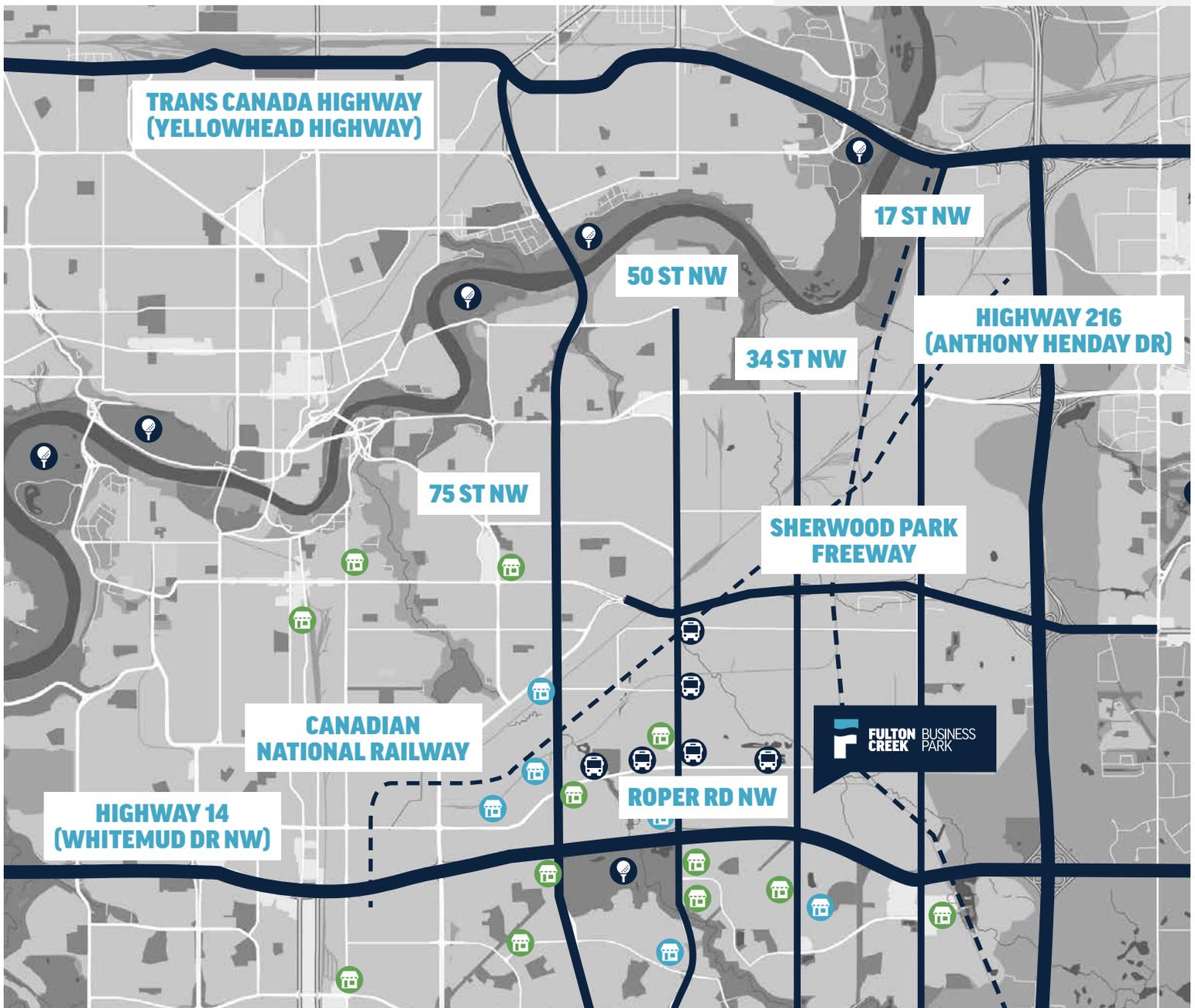


THE LOCATION

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
-  Fast Food Restaurants



AERIAL VIEW



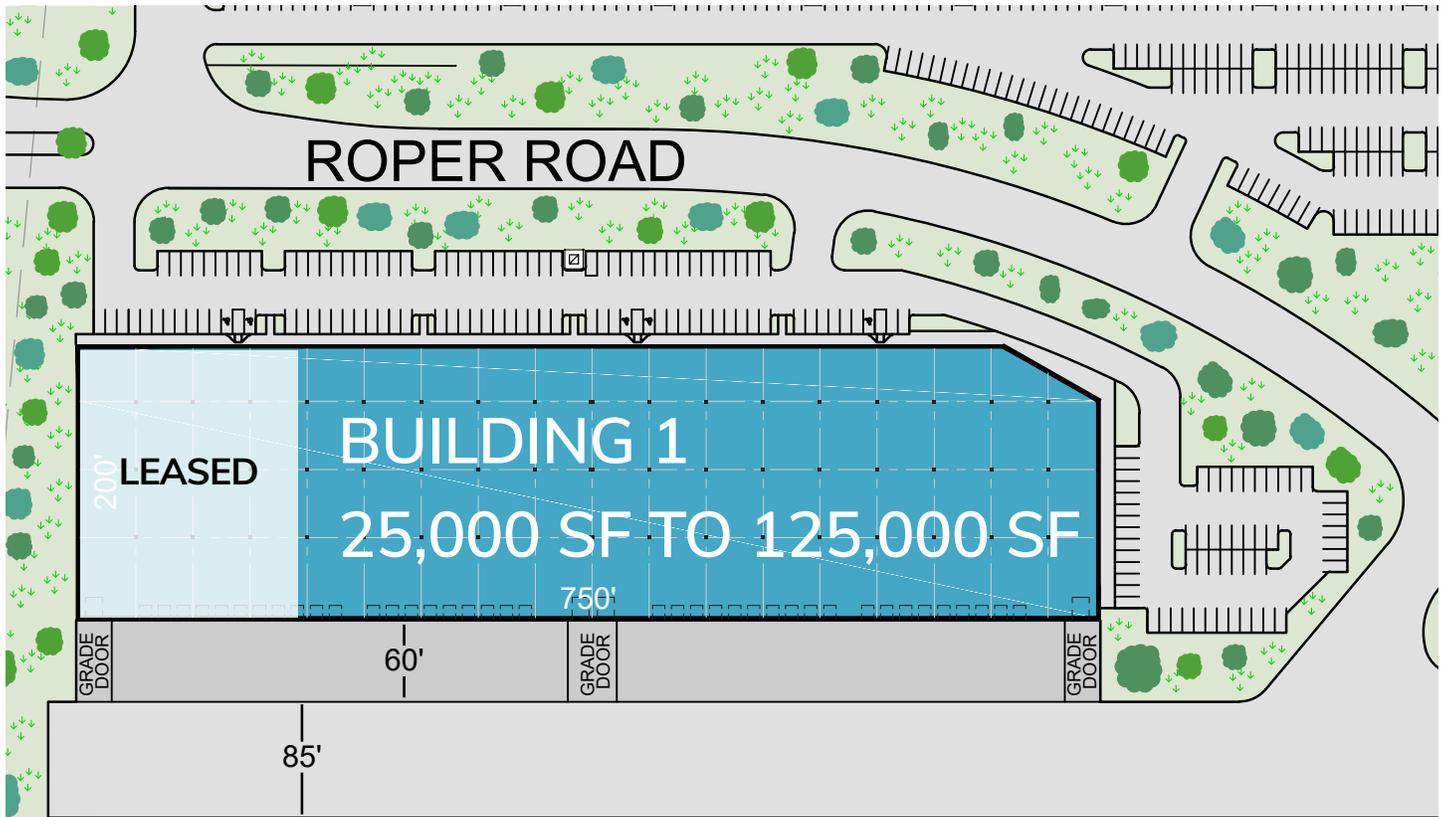
Fulton Creek Business Park is a new 1.8M square foot business park strategically located in the South Edmonton Industrial area. Buildings 1 and 2 have been built to high standards and are now ready for occupancy. Further land and buildings throughout the business park are available for future build-to-suit and lease opportunities.



SITE PLAN



BUILDING 1 SITE PLAN



SPECIFICATIONS

BUILDING SIZE	151,571 SF
POWER	1800(a) 600V & Solar Ready
BUILDING DEPTH	200'
CLEAR HEIGHT	32'
COLUMN SPACING	42' X 50' with 60' speed 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 (9' x 10')
GRADE DOORS	4 (12' x 16')



BUILDING 1 FEATURES

**SOLAR
READY**

**32' CLEAR
HEIGHT**

**CAMBRIDGE
HEATING
UNITS**

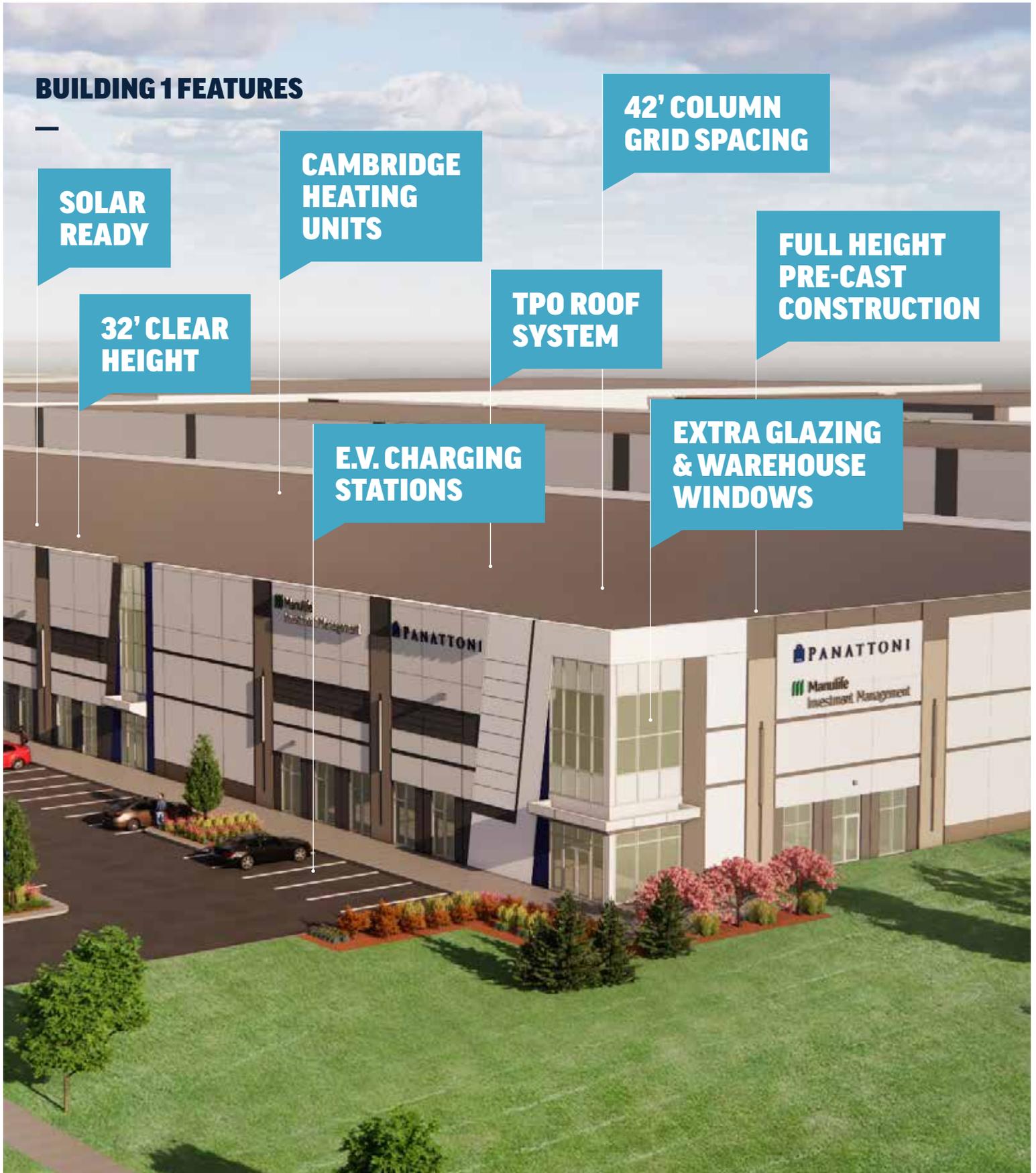
**E.V. CHARGING
STATIONS**

**TPO ROOF
SYSTEM**

**42' COLUMN
GRID SPACING**

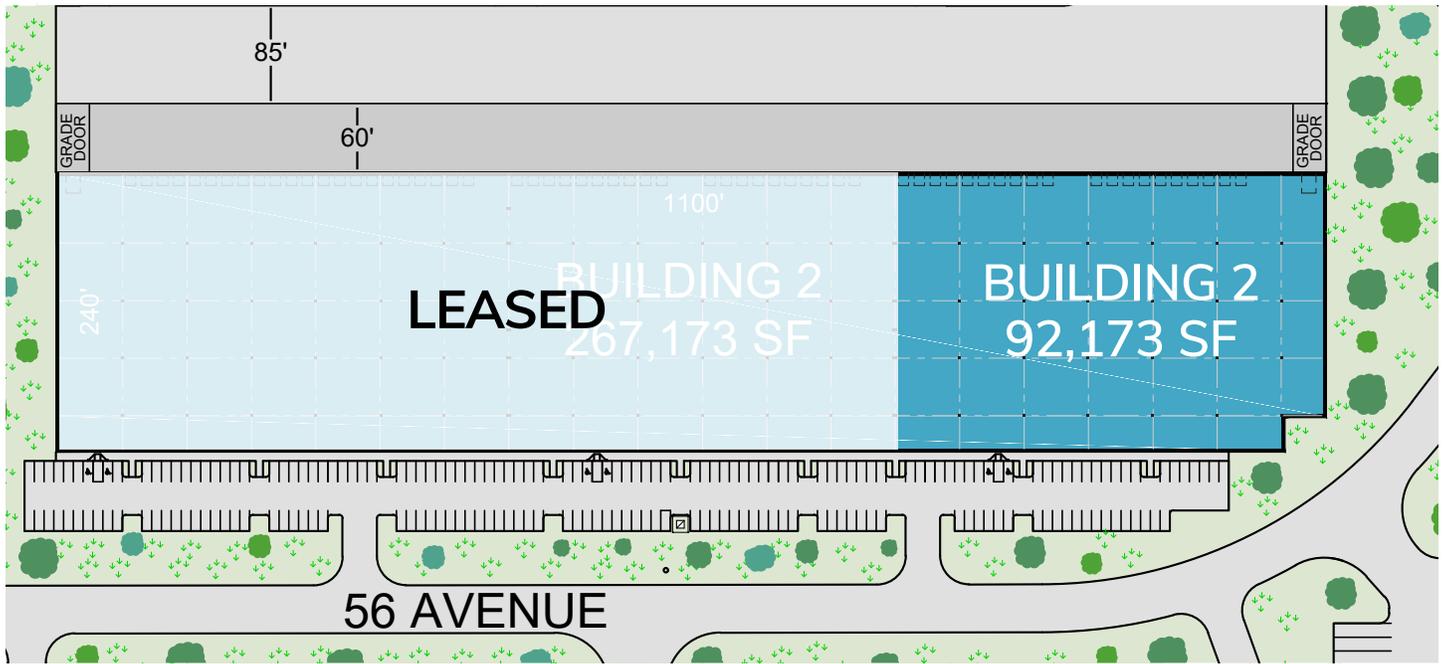
**FULL HEIGHT
PRE-CAST
CONSTRUCTION**

**EXTRA GLAZING
& WAREHOUSE
WINDOWS**



DESIGNED TO BE LEED CERTIFIED

BUILDING 2 SITE PLAN



SPECIFICATIONS

BUILDING SIZE	267,173 SF
POWER	2000a 600V & Solar Ready
BUILDING DEPTH	240'
CLEAR HEIGHT	36'
COLUMN SPACING	56' x 50' with 60' speed 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 (9' x 10')
GRADE DOORS	2 (12' x 16')



BUILDING 2 FEATURES

**36' CLEAR
HEIGHT**

**SOLAR
READY**

**TPO ROOF
SYSTEM**

**CAMBRIDGE
HEATING
UNITS**

**EXTRA GLAZING
& WAREHOUSE
WINDOWS**

**56' COLUMN
GRID SPACING**

**FULL HEIGHT
PRE-CAST
CONSTRUCTION**

**E.V. CHARGING
STATIONS**



DESIGNED TO BE LEED CERTIFIED

CAMBRIDGE HEATING UNITS

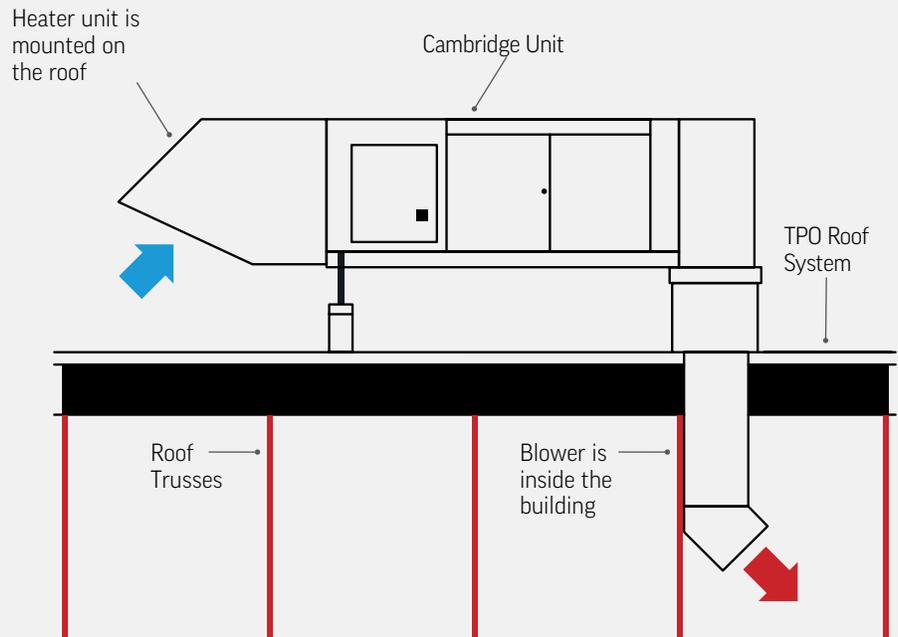
CAMBRIDGE UNIT FEATURES

- 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 on the cambridge unit occurs on the roof, reducing disruption to warehouse operations
- ✓ Blower vents are flush with roof trusses providing true clear height
- ✓ No disruption to lighting from internal unit heaters



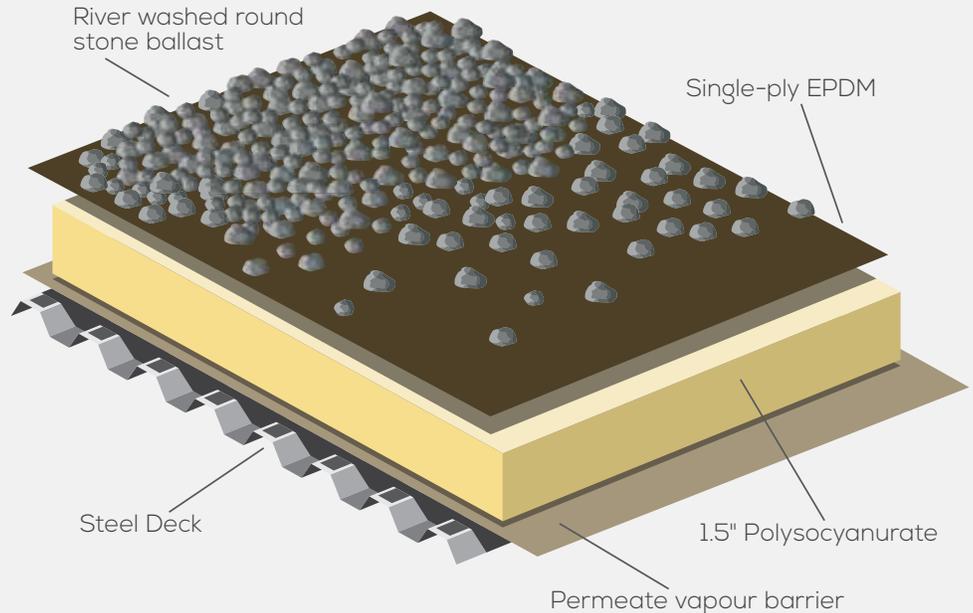
EPDM VS TPO ROOF CONSTRUCTION

EPDM ROOF PROS

- Lower initial cost than TPO Roof system

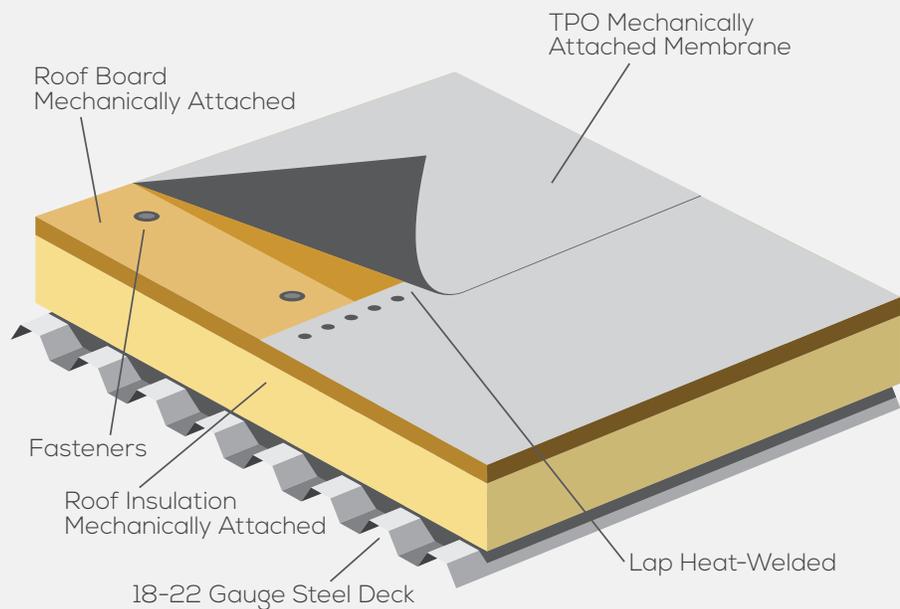
EPDM ROOF CONS

- 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
- ✓ R30 Roof Insulation



THE LEASING TEAM



**FULTON
CREEK** BUSINESS
PARK

**AVISON
YOUNG**

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[AVISONYOUNG.CA/PROPERTIES/FULTONCREEK](https://www.avisonyoung.ca/properties/fultoncreek)



THE DEVELOPERS

 **PANATTONI**[®]

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

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.