



# The Global Logistics Park

## Edmonton International Airport

Any closer and you'd need a boarding pass

# WELCOME TO THE GLOBAL LOGISTICS PARK AT EDMONTON INTERNATIONAL AIRPORT

An 80 acre industrial site by Panattoni Development Company, in partnership with Edmonton International Airport (EIA), forming the airport's newly developing transportation and distribution node.

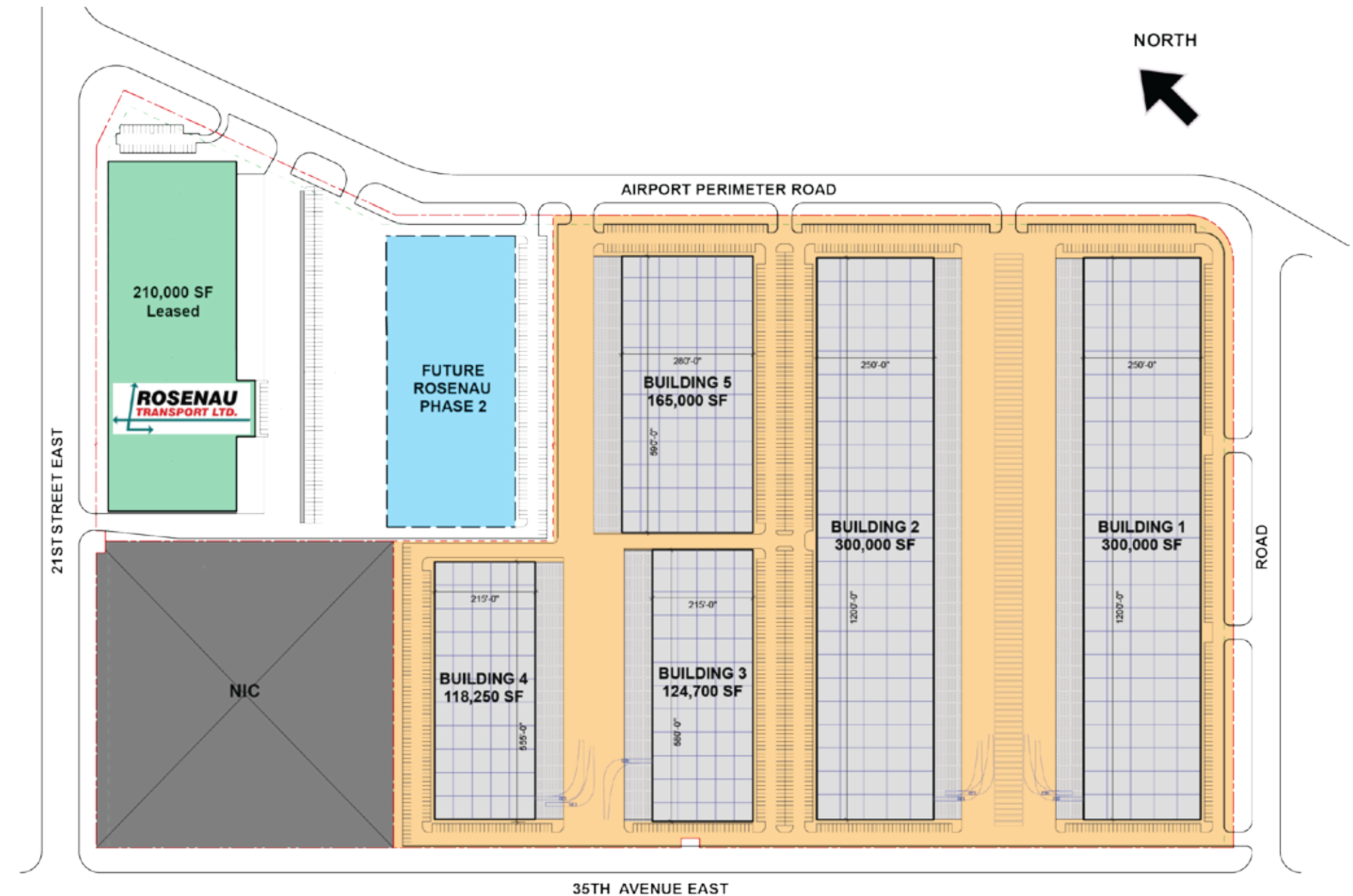
The Park offers unprecedented build-to-suit opportunities from 50,000 square feet to 1 million square feet for industrial/logistics uses, with Rosenau Transport already occupying 210,000 square feet within the Park.

At Panattoni, we believe the Global Logistics Park is truly the best location for new industrial development in south Edmonton. It is the only site in the market that can offer all of the following benefits in one location:

- Competitive low cost land rent
- Lower real estate taxes
- Expedited permitting timelines
- Excellent truck routes and access to highways
- Direct connectivity to public transit
- Immediately adjacent to an array of retail, entertainment, hotel and office amenities
- Designated location within the Free Trade Zone (FTZ)
- Directly adjacent to airside and air cargo operations



## SITE PLAN





## TRANSPORTATION & ACCESS

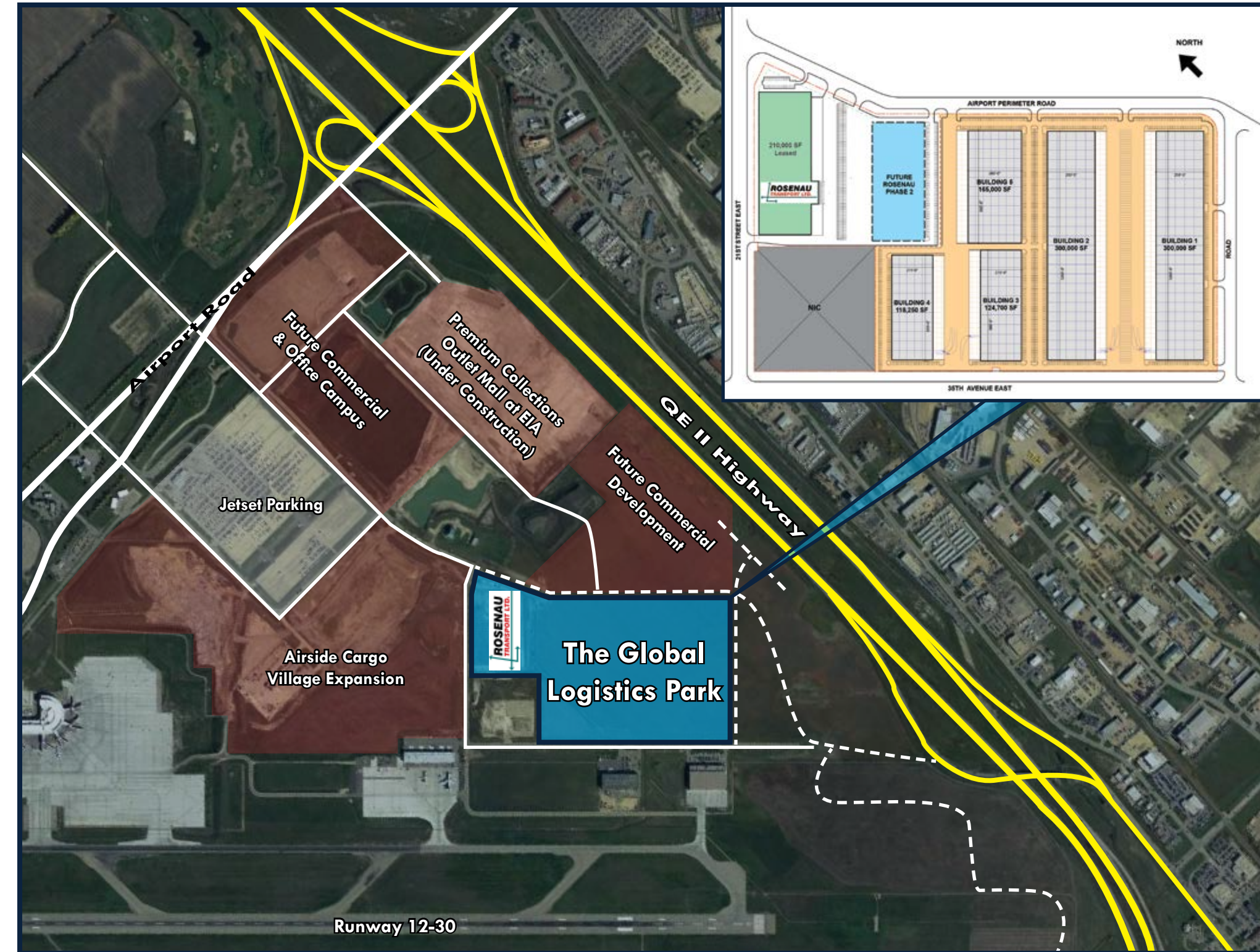
The Park is part of a multi-modal transportation network with easy access to Edmonton and Alberta's busiest transportation routes, as well as planned future development:

- Re-construction and re-alignment of the Airport Road interchange at QE II Highway
- New intersection/expansion of Airport Perimeter Road which will connect to Highway 19 by 2018
- New planned overpass southwest of the development at 65<sup>th</sup> Avenue

Once completed, together with the existing infrastructure, there will be three major access points to the two primary highways servicing Edmonton and the surrounding area. The Park also offers direct access to EIA's Cargo Village and is only 13 km from the CP Intermodal Rail Yard.

Great public transit is also available to the site:

1. Edmonton Transit System 747 bus runs express between the Century Park Light Rail Transit (LRT) Bus terminal and the main terminal building at EIA
2. City of Leduc scheduled bus service to EIA Terminal
3. EIA shuttles are available to facilitate passenger movements to the Global Logistics Park
4. Future public transit considerations include the potential extension of the Edmonton LRT to EIA





## AEROTROPOLIS

EIA is one of only two Canadian airports that have been labelled an “aerotropolis”, which is an emerging form of urban development comprised of aviation-intensive businesses and related enterprises that are developed at, and immediately around, an airport. Aerotropolis development consists of entertainment uses, convention centres, retail amenities and hospitality uses along with logistics development and office buildings, in conjunction with accessibility through public transit. These features are truly unique to Edmonton and will enhance the experience of working and visiting industrial tenants at the Global Logistics Park.

### New Retail Development Under Construction:

- 1 new national branded hotel
- Costco and other soon to be announced retail
- Premium Outlet Collection Mall
- Restaurant Campus

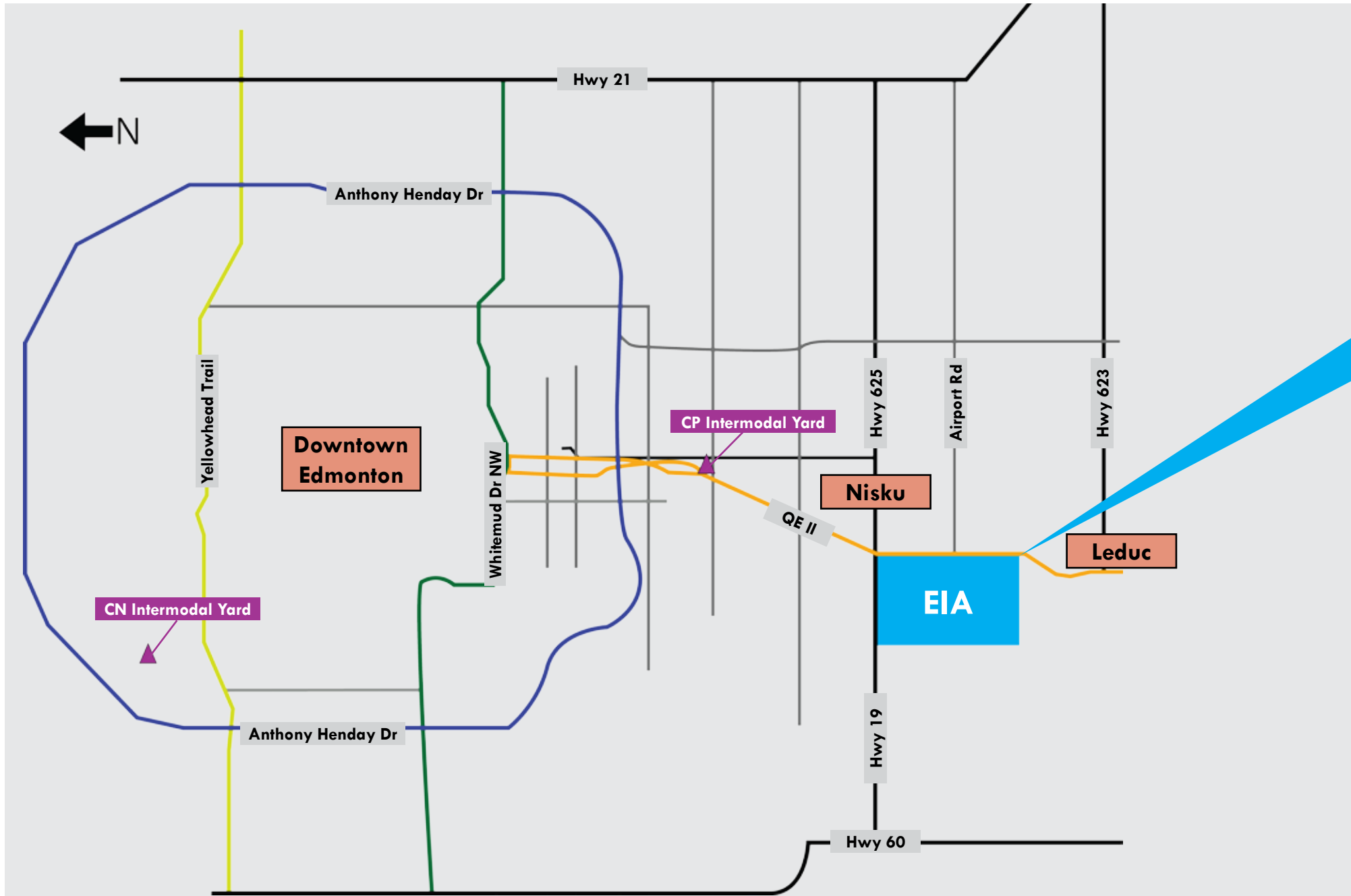
### Other On Site Attractions and Amenities:

- Castrol Raceway
- Red Tail Landing Golf Club
- Century Mile Casino and Horse Track
- EIA Terminal Meeting Rooms for up to 250 people
- Renaissance Edmonton Airport Hotel & Conference Facility
- Various major car rental facilities
- Gas stations, convenience stores, food chains and parking facilities





# THE AIRPORT & EDMONTON



EIA is conveniently located on the CanAmex Corridor (QE II), a trade route that provides transportation access from Mexico, through the US, north through Alberta, and ending in Alaska. EIA is also bounded by Highway 19, the primary logistics route for the northern resource sector and the only high load corridor that accesses the northern resource sectors in Alberta, Saskatchewan and British Columbia. Intermodal access from CP Rail and CN Rail are excellent, allowing for rail connectivity virtually anywhere in North America.

Edmonton is also the primary service and manufacturing hub for the oil sands mining and processing operations. EIA is strategically located to support the current and future expansion operations for cargo handling related to the oil/gas, agri-products, forestry and manufactured product industries in Alberta's Capital Region. In addition, EIA supports northern communities with supply chain and operational needs for residents, the military, and the diamond and rare metal mines in the northern communities.



## ROSENAU TRANSPORT

Panattoni's first completed project at the Global Logistics Park involved a build-to-suit lease of 210,000 square feet for Acropolis Warehousing Inc. and Rosenau Transport Ltd. Designed for full spill containment, fire hazard and ventilation, this state-of-the-art facility was constructed with 28' clear heights, 40 dock and 2 grade level doors, ESFR sprinklers, LED lighting and an engineered air system throughout the entire facility as well as 60 trailer parking stalls.

As Canada's largest AWSA (Agrichemical Warehousing Standards Association) provider, Acropolis Warehousing Inc. specializes in the highest standard available for the safe storage of agrichemical products. Acropolis is the certified public warehousing company and distribution sector of Rosenau Transport Ltd. one of western Canada's most reputable transportation companies providing the highest quality service in LTL, Full Load, Bulk and Dangerous Goods Handling through a multitude of delivery mechanisms from over 25 terminal locations throughout British Columbia, Alberta, Saskatchewan and Manitoba.

***"The experience of working directly with Panattoni Development Company on this build-to-suit project from the initial introduction, lease negotiation and project development was exceptional. I am proud to endorse Panattoni to other prospective tenants interested in locating to the Global Logistics Park at EIA." - Terry Rhode, Rosenau Transport Ltd.***





## FREE TRADE ZONE

The lands at EIA are established as a Free Trade Zone (FTZ) by the federal government which is to the benefit of both domestic and international companies and presents many advantages not available outside of airport lands.



## AIR CARGO

EIA's air cargo facilities currently house FedEx, DHL, CargoJet, Canadian North and Air China Cargo, offering a multitude of weekly flight options for shipping throughout Canada, the US, Europe and China, in addition to the 60 non-stop passenger flights per week that offer belly capacity for cargo.

EIA also has extensive competitive offerings that distinguish it from other Canadian airports:

- Industry-leading runway availability, on-time performance, winter operations facilities and low fees
- 24/7/365 cargo operations, with no curfews or operational restrictions
- Cargo village with customs, independent cargo handlers, freight forwarders, custom brokers, warehousing, ground transportation and airside access
- On-site customs (Canada Border Services Agency) offices open 24/7



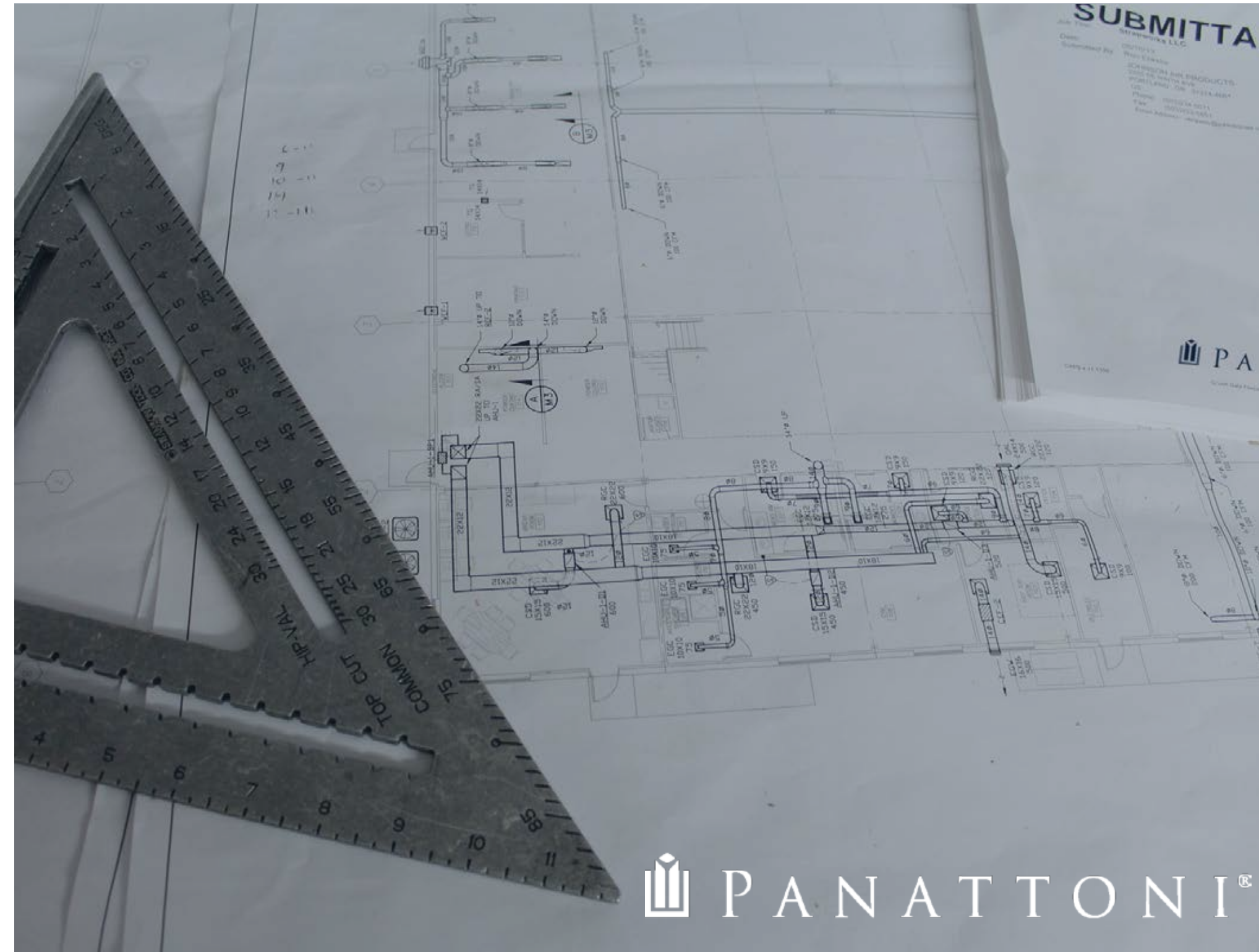


## PANATTONI DEVELOPMENT COMPANY

Panattoni has been responsible for the new construction and re-development of over 1,700,000 square feet of industrial buildings and over 800 acres of industrial land project in Alberta, including the markets of Edmonton, Calgary and Fort McMurray. The Global Logistics Park is our newest industrial park and offers unrivaled access for logistics needs in an area with extensive amenities and public transit offerings for your business, clients and employees.

Specializing in industrial, office and build-to-suit development, Panattoni's 24 offices in Canada, the United States and Europe have developed over 266 million square feet. Each office is rooted in the local community with strong partnerships that produce the best results for our clients in each region, and Edmonton is no exception.

In Canada, we have delivered large manufacturing and distribution facilities for companies including adidas Canada, Canadian Tire, BMW, Kuehne + Nagel, Whirlpool Canada, Rubbermaid and Colgate-Palmolive, to name a few.







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