



FULTON CREEK BUSINESS PARK

FOR LEASE

**BUILDING 2
26,880 SF TO 92,173 SF
REMAINING**

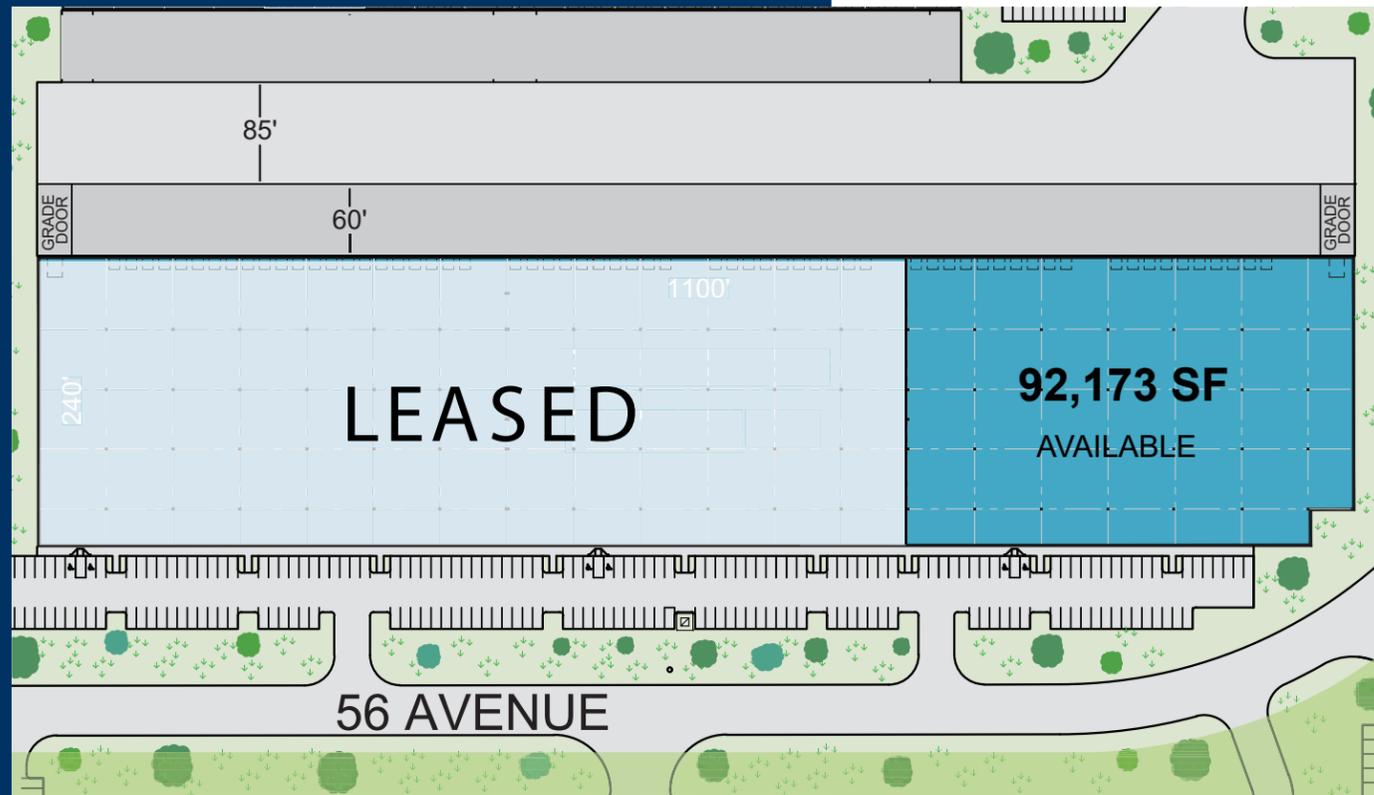


ADDITIONAL UP TO 1.8 MILLION SF AND 70 ACRES AVAILABLE

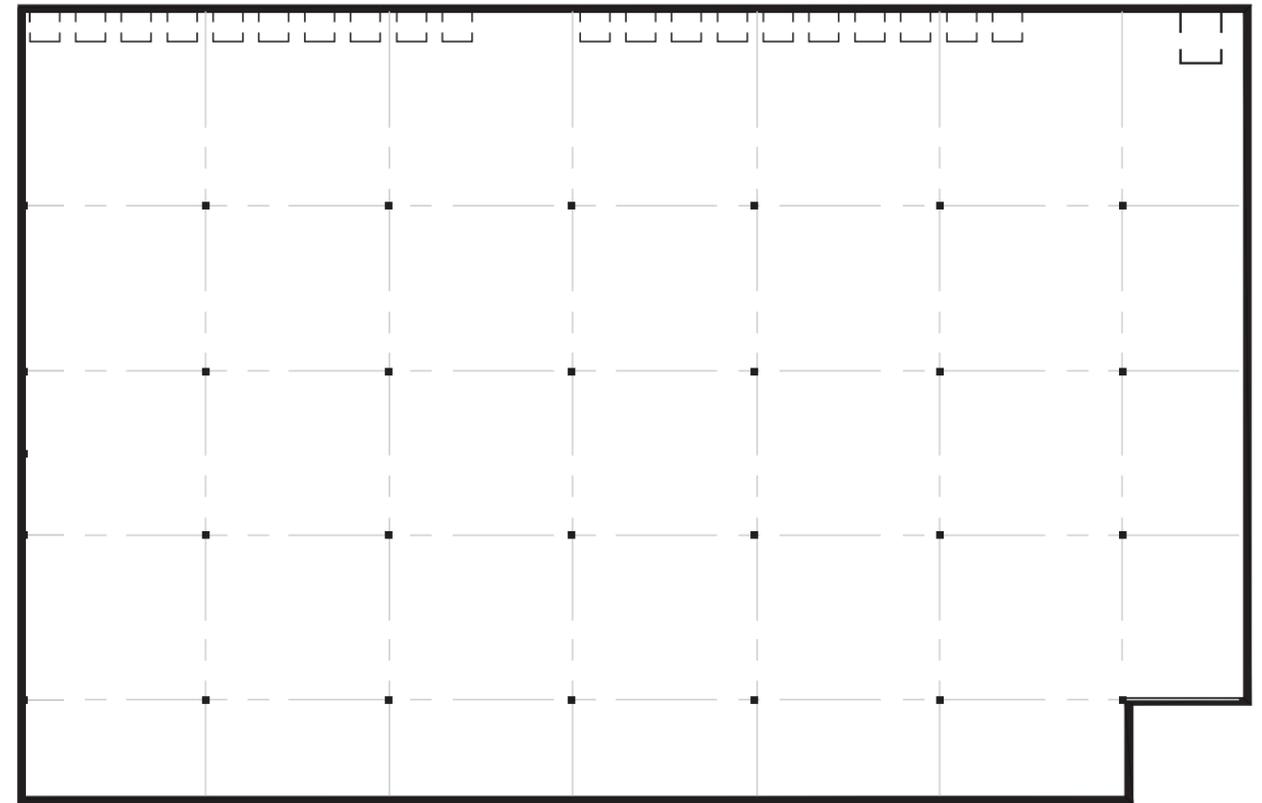
For Build-To-Suit or Lease



BUILDING 2 | OVERVIEW



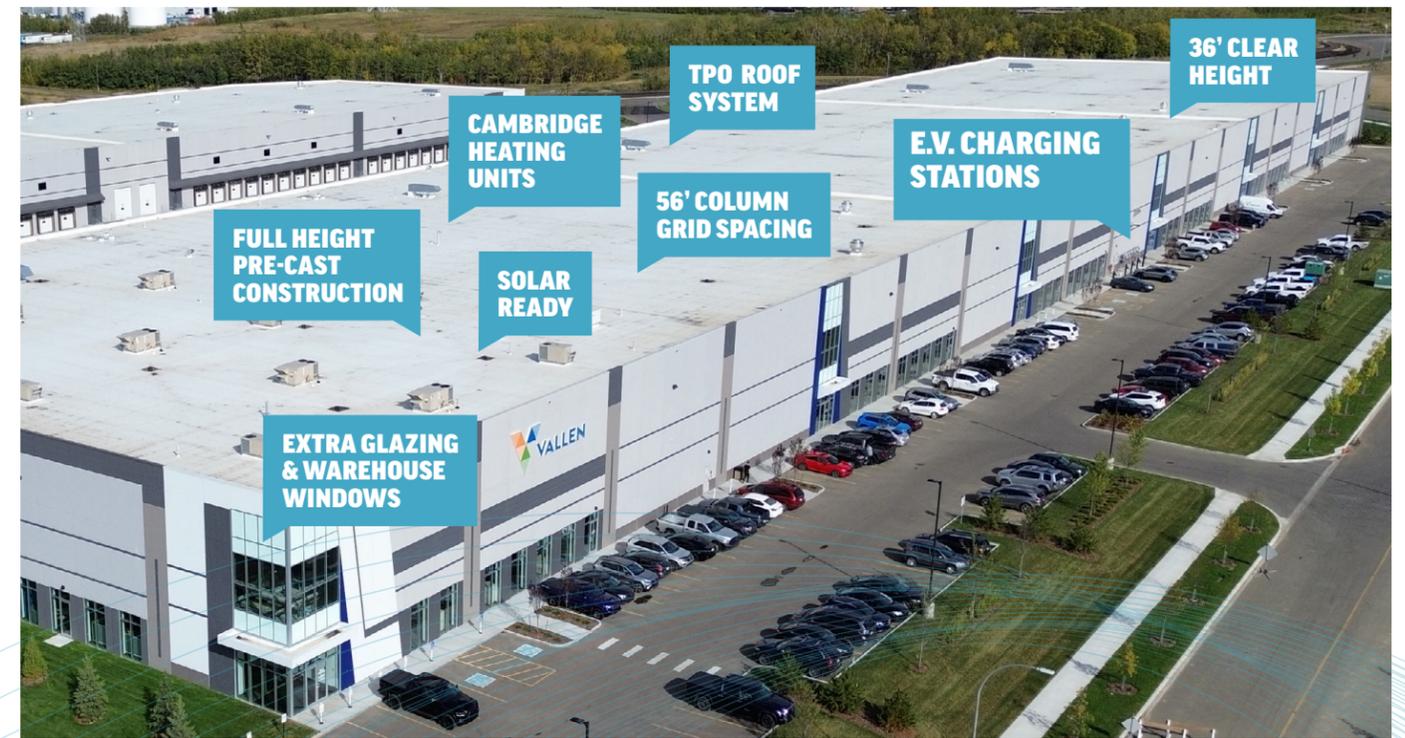
DEMISING OPTIONS



SPECIFICATIONS

[CLICK TO VIEW INTERIOR](#)

| | |
|------------------------|----------------------------------|
| AREA AVAILABLE | 26,880 SF up to 92,173 SF |
| OPERATING COSTS | \$5.41 psf |
| 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 | 20 (9' w x 10'h) |
| GRADE DOORS | 1 (12' w x 16'h) |





FULTON CREEK BUSINESS PARK

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 **78% leased** and ready for occupancy. Further land and buildings throughout the business park are available for future build-to-suit and lease opportunities.

✓ UP TO 92,173 SF AVAILABLE IMMEDIATELY

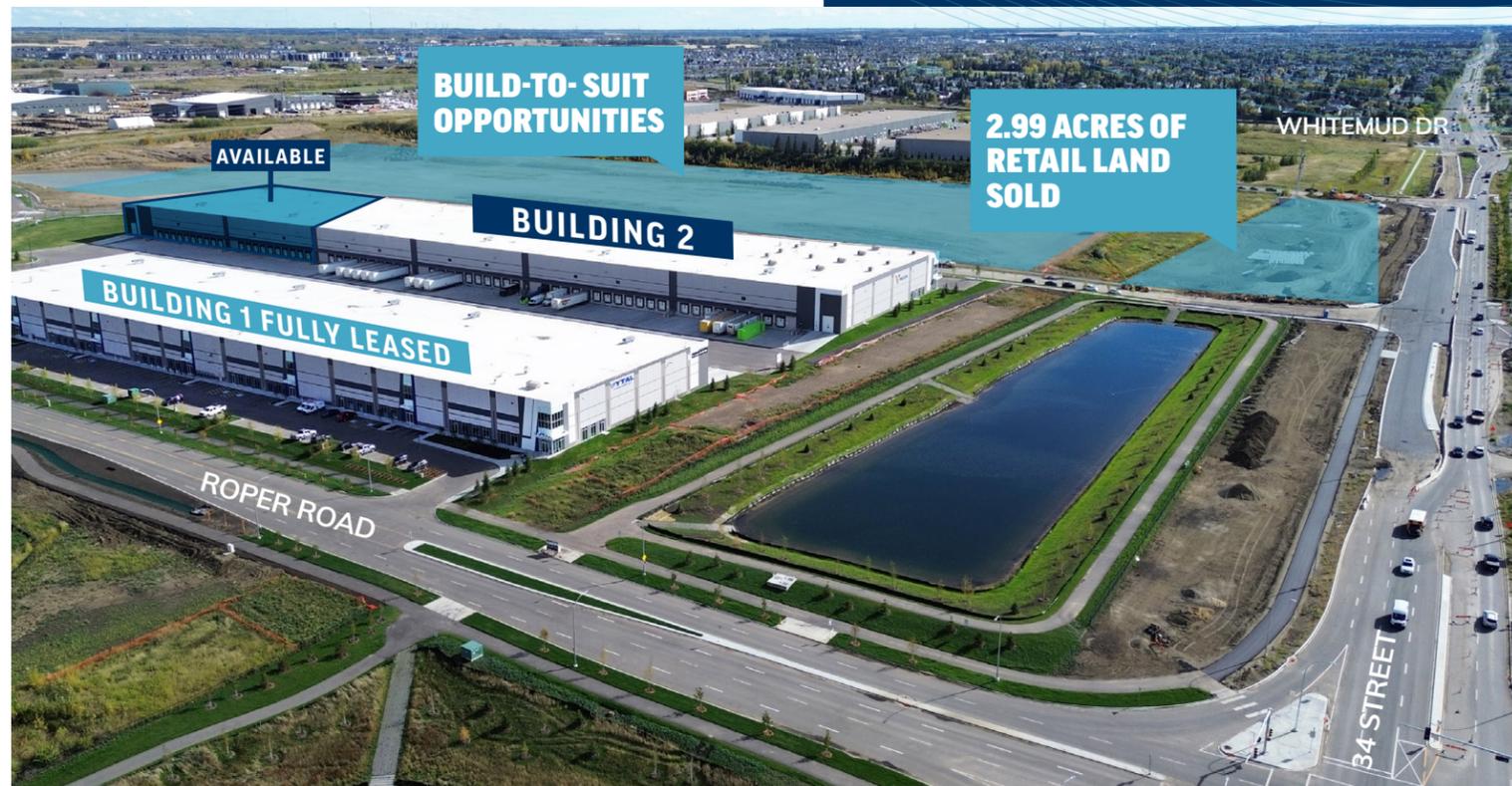
🚛 EXCELLENT ACCESS & EGRESS

🔌 E.V. CHARGING STATIONS

📏 56' COLUMN GRID SPACING

📏 36' CLEAR HEIGHT

📍 3MIN TO WHITEMUD DR

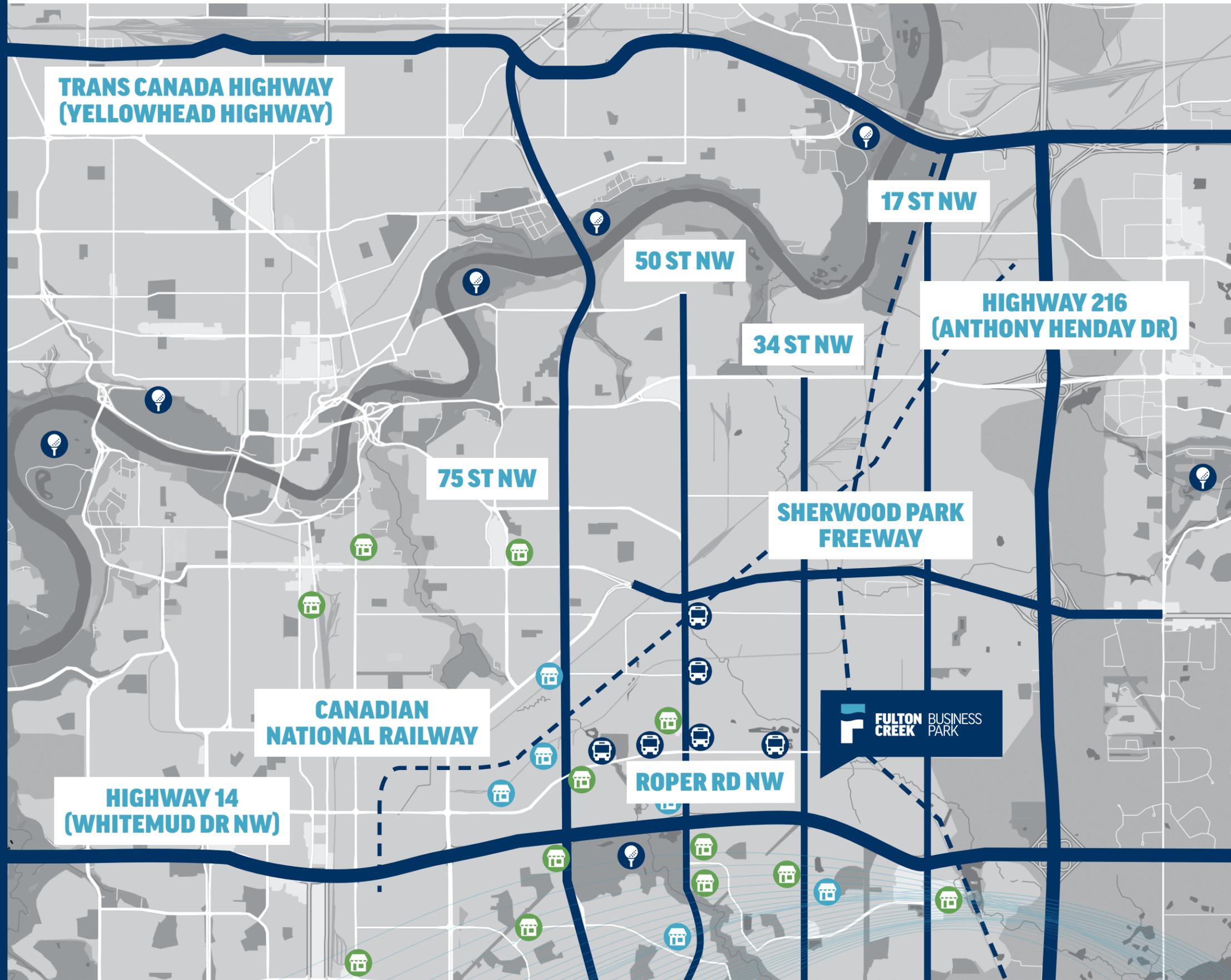


THE LOCATION

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



THE LEASING TEAM



**AVISON
YOUNG**

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THE DEVELOPERS

 **PANATTONI**

Panattoni Development Company, Inc. is an industry leading, privately held commercial real estate development company. With over 68 offices worldwide, they are responsible for over 660 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.