

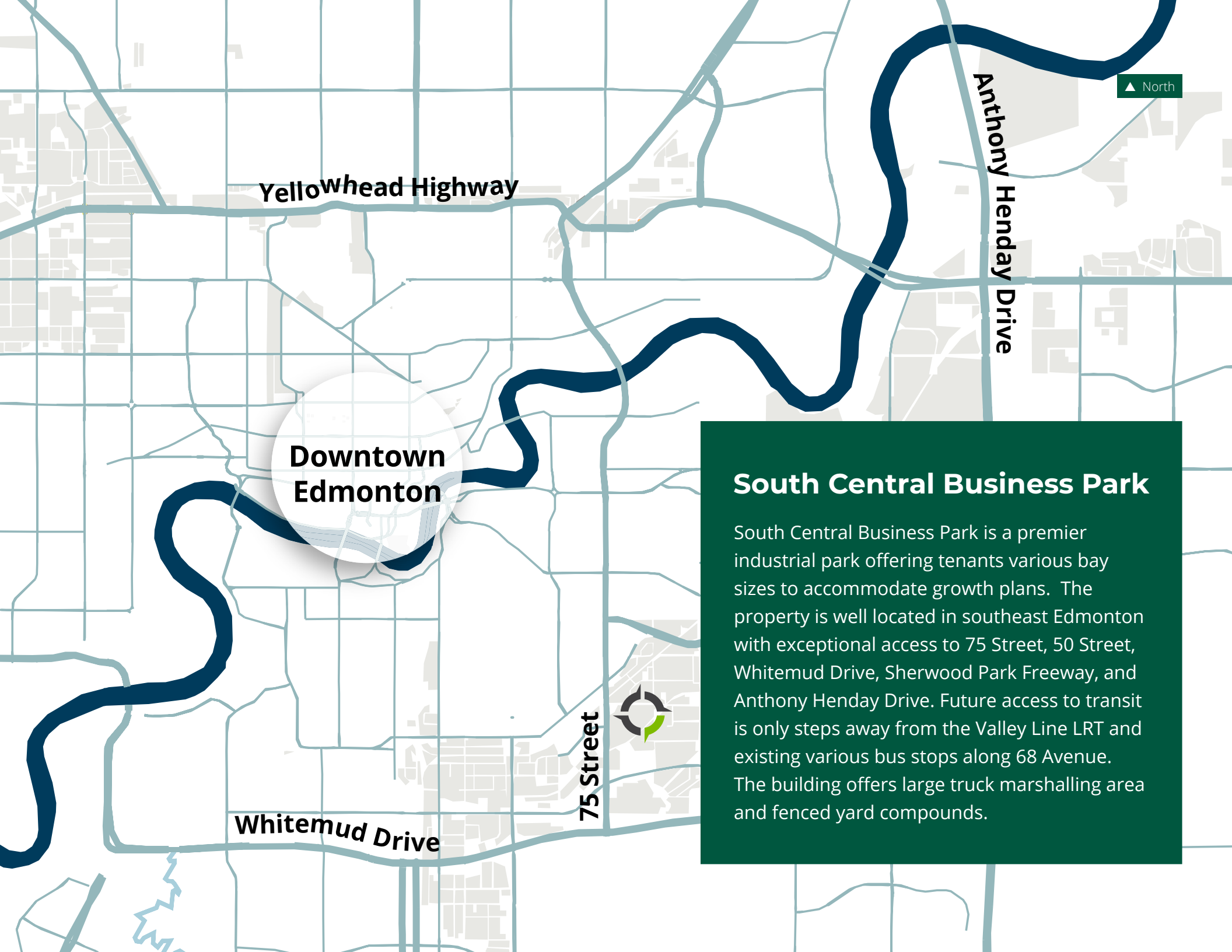


SOUTH CENTRAL BUSINESS PARK

70 Street & 68 Avenue, Edmonton, Alberta

**SOUTH
CENTRAL**
BUSINESS PARK

GWL REALTY
ADVISORS



Yellowhead Highway

Anthony Henday Drive

**Downtown
Edmonton**

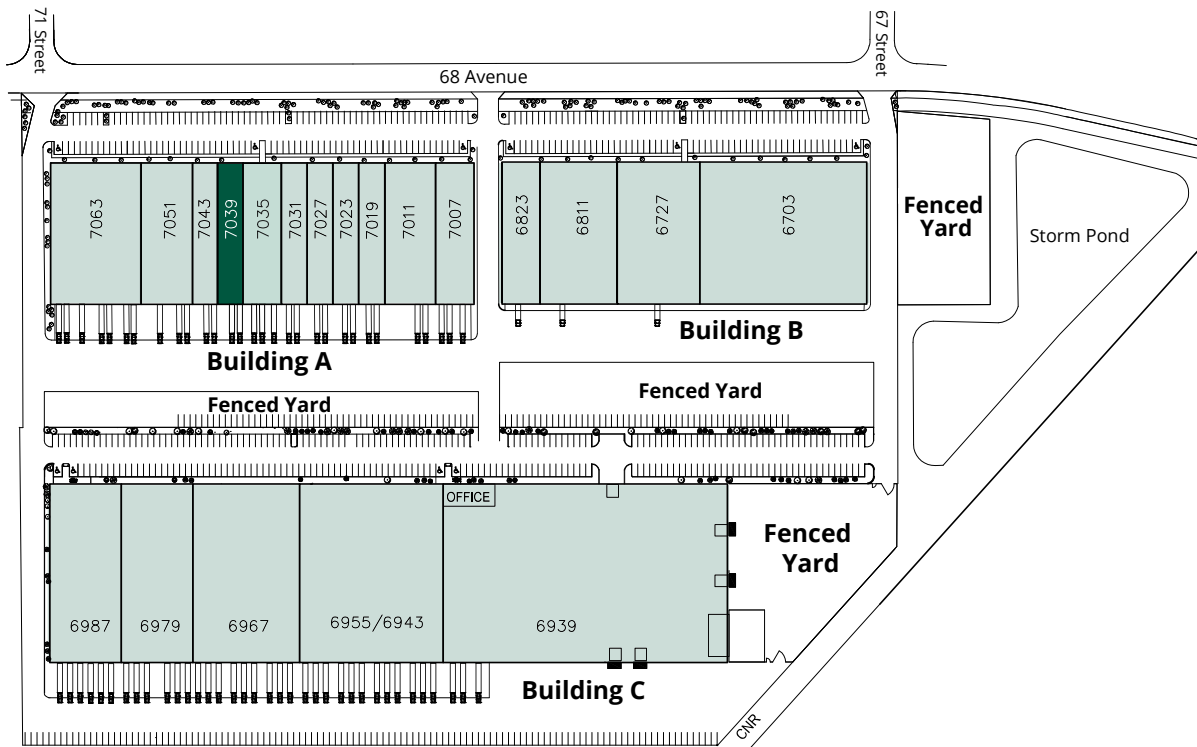
75 Street

Whitemud Drive

South Central Business Park

South Central Business Park is a premier industrial park offering tenants various bay sizes to accommodate growth plans. The property is well located in southeast Edmonton with exceptional access to 75 Street, 50 Street, Whitemud Drive, Sherwood Park Freeway, and Anthony Henday Drive. Future access to transit is only steps away from the Valley Line LRT and existing various bus stops along 68 Avenue. The building offers large truck marshalling area and fenced yard compounds.

SOUTH CENTRAL BUSINESS PARK - PHASE I



Property Details

Building Size	570,044 sq. ft.
Ceiling Height	24' - 28' Clear
Loading	Mix Dock & Grade
Building Depth	220' - 250'
Lease Rate	Market
Additional Rent 2025 est.	Bldg A: \$6.04/sq. ft. Bldg B: \$6.04/sq. ft. Bldg C: \$5.80/sq. ft.

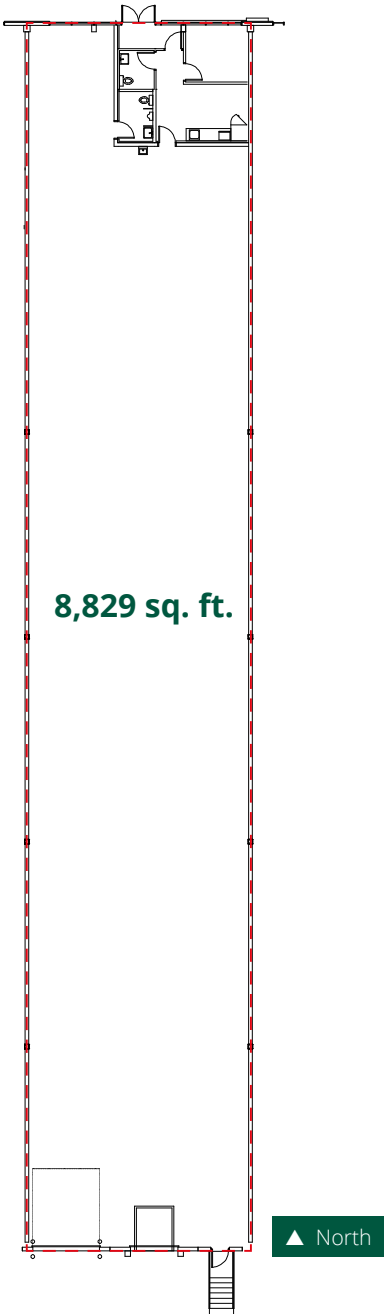
 Coming Soon



Phase I, Building A
Unit 7039

Address	7039 - 68 Avenue NW Edmonton, AB
Total Rentable Area	8,829 sq. ft.
Ceiling Height	24' clear
Loading	1 dock - 8' x 10' 1 dock - 12' x 14'
Power	600 volt, 600 amps*
Yard	2,200 sq. ft. yard compound
Lease Rate	Market
Additional Rent	\$6.04/sq. ft. (2025 est.)

*To be confirmed by tenant



SOUTH CENTRAL BUSINESS PARK - PHASE II

Property Details

Building Size 377,412 sq. ft.

Ceiling Height 24' Clear

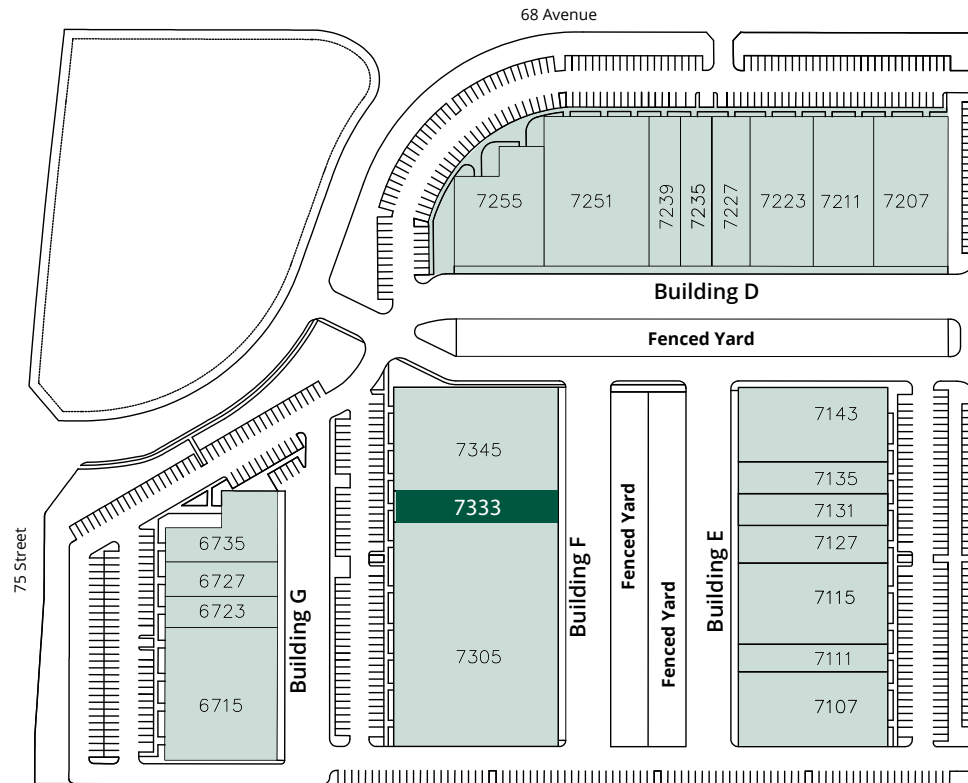
Loading Grade

Building Depth 200'

Lease Rate Market

Additional Rent
2025 est.

Bldg D: \$6.58/sq. ft.
Bldg E: \$6.59/sq. ft.
Bldg F: \$6.55/sq. ft.
Bldg G: \$7.23/sq. ft.



Phase II, Building F
Unit 7333

Address	7333 - 68 Avenue NW Edmonton, AB
Total Rentable Area	8,836 sq. ft.
Zoning	IL - Light Industrial
*Proposed Office	1,528 sq. ft.
Ceiling Height	24' clear
Loading	1 grade loading – 14' x 16'
Power	600 volt, 200 amps*
Yard	Approximately 2,400 sq. ft.
Lease Rate	Market
Additional Rent	\$6.55/sq. ft. (2025 est.)

*To be confirmed by tenant



PROPOSED FLOOR PLAN

About GWL Realty Advisors

GWL Realty Advisors is a leading Canadian real estate investment advisor with a broad scope of management expertise in all asset classes. Our team has extensive experience in all facets of real estate investment, management and development in the office, industrial and multi-tenant sectors. Our vision is to shape the environment by exceeding the expectations of our investors, partners, tenants and employees. Our commitment is to deliver value with leading standards through integrity, innovation and teamwork. GWL Realty Advisors is a wholly-owned subsidiary of Canada Life.





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