

FOR SALE

ELEMENT

BUSINESS CENTRE

7,213 SF UNIT AVAILABLE



10536 - 184 STREET NW



10536 - 184 Street NW

Edmonton, AB

OPPORTUNITY

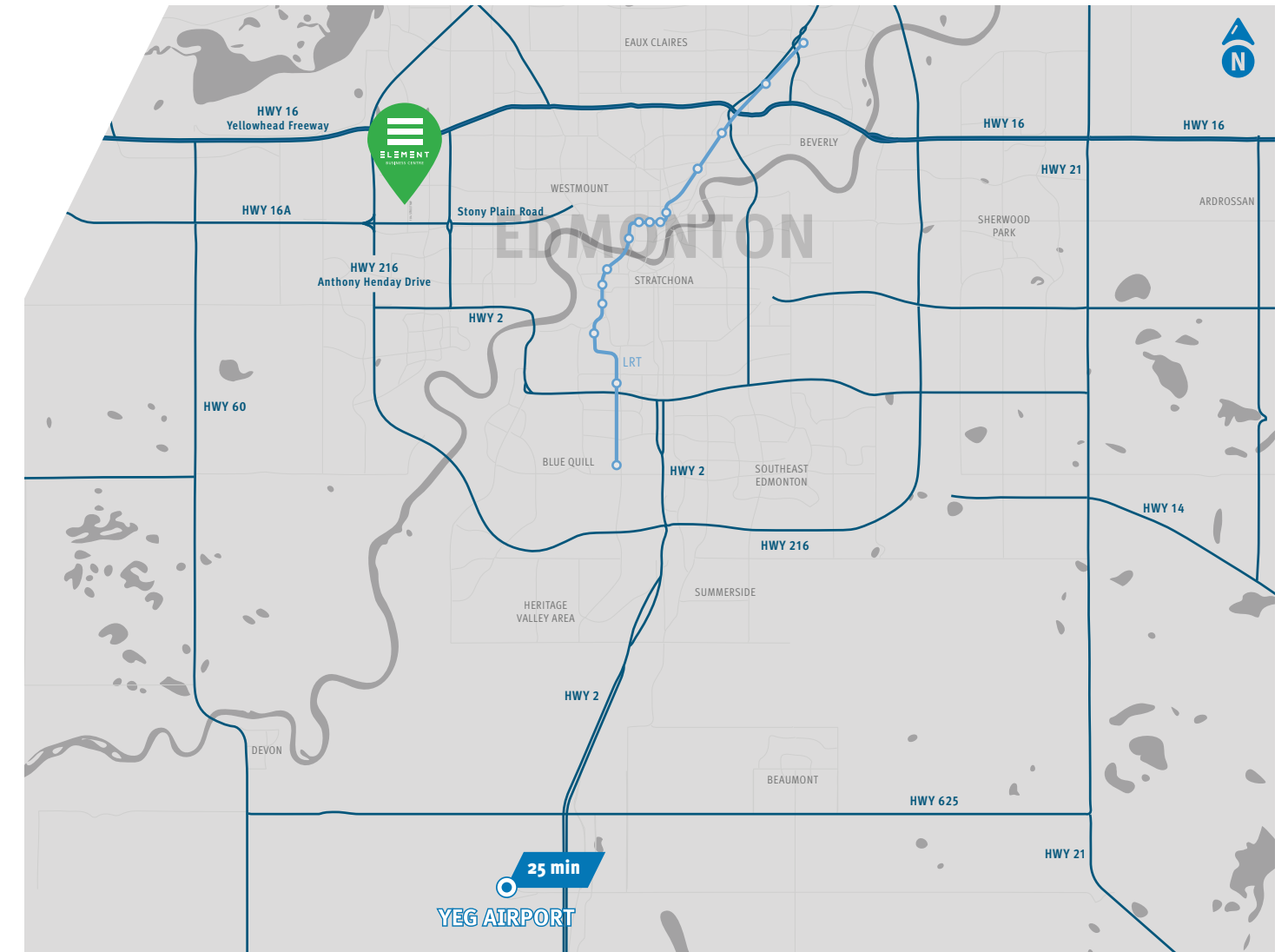
Where best-in-class industrial development meets functionally creative design, Element Business Centre offers a rare industrial ownership opportunity with state-of-the-art specifications including 26' high sky-lit ceilings, dock and grade loading, pre-built mezzanines, and more. Masterfully planned and constructed with investment-grade quality, Element Business Centre by Beedie is built for a legacy of success.

This move-in ready unit features 26' clear sky-lit ceilings, exceptional signage opportunity along 184 Street and a combination of dock and grade loading provides your business with increased warehouse efficiency.

LOCATION

Where you want to be for home décor, improvement, showroom and quasi-retail-industrial distribution businesses. Element Business Centre benefits from quick and convenient access for clients and staff commuting from suburban North, South, East and West Edmonton by way of the Anthony Henday Ring Road. Inner-city urban commuters can take advantage of a quick 15-minute drive to-and-from downtown. Immediate amenities include an abundance of lunch-time retail located in Westlink Park and Coast Homes Center along with a variety of restaurants and major retailers such as Walmart, LA Fitness, Rona +, Home Depot, JYSK, Real Canadian Superstore and HomeSense. Also a short drive to West Edmonton Mall.

Neighboring groups include Robinson Lighting, Flaunt Interiors, EMCO, Castor Town, Lee Valley, KMS Tools and Canadian Choice Windows & Doors.



BUILDING FEATURES

- | | | | |
|--|--|---|---|
| <p>CONSTRUCTION
Pre-cast concrete</p> | <p>CEILING HEIGHT
26' clear</p> | <p>SKYLIGHTS
Two (2) 6' x 6' skylights</p> | <p>LOADING
Dock door (1 - 8'6" x 10')
Grade doors (2 - 12' x 14')</p> |
| <p>POWER
200 amps at 347/600 volts</p> | <p>RECIRCULATION FANS
Ceiling fans located near loading doors</p> | <p>DOCK LEVELLERS
40,000 lbs static capacity, hydraulically operated</p> | <p>FLOOR LOAD
500 lbs per SF live load; maximum 8,000 lbs racking point load</p> |
| <p>FLOOR SPECIFICATIONS
6" fibre reinforced concrete slab</p> | <p>SPRINKLER
ESFR sprinkler system</p> | <p>LIGHTING
High efficiency LED fixtures</p> | <p>HEATING
Gas-fired unit heaters in warehouse</p> |
| <p>INTERIOR WALLS
Painted white for greater illumination</p> | <p>TELECOMMUNICATIONS
Fibre optic cable to the service room & distributed to each unit by TELUS</p> | <p>PARKING
Seven (7) dedicated parking stalls</p> | |



ZONING
BE - Business Employment



AVAILABLE
Move-in ready



PRICING
\$255 PSF



UNIT BREAKDOWN & PRICING

Phase 1	Unit Footprint SF	Mezz SF	Total SF	\$ PSF	Parking
Unit 10508			Sold		
Unit 10512			Sold		
Unit 10516			Sold		
Unit 10520			Sold		
Unit 10524			Sold		
Unit 10528			Sold		
Unit 10532			Sold		
Unit 10536	5,627 SF	1,586 SF	7,213 SF	\$255	7 Stalls
Unit 10540			Sold		
Unit 10544			Sold		

*Prices are subject to change without notice.

MARKETING PLAN

D = Dock Doors

G = Grade Doors

E = Electrical Room

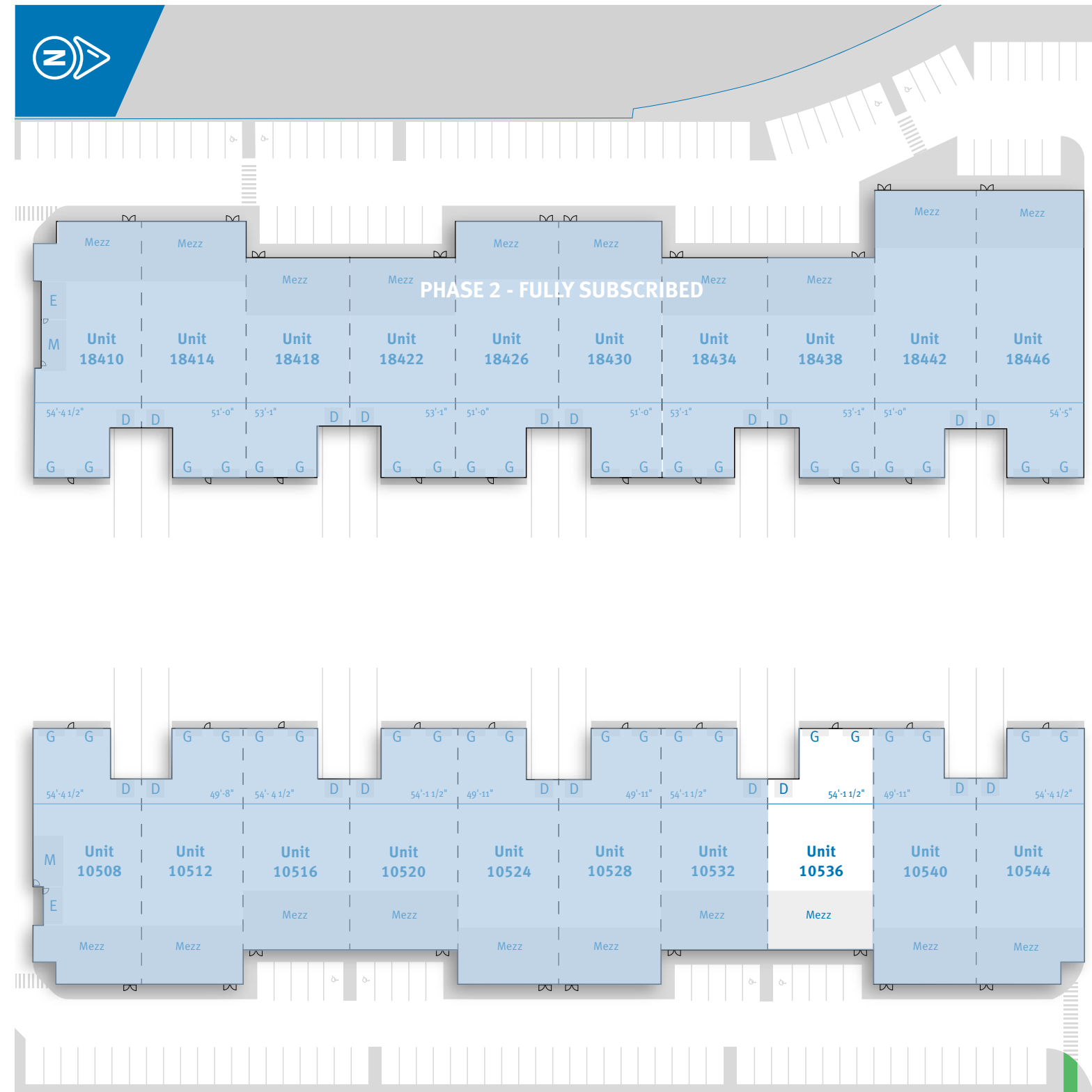
M = Mechanical Room

Mezz = Mezzanine

☛ = Mailbox

MS = Monument Signage

■ = Under Contract/Sold



184 STREET NW



ABOUT THE DEVELOPER

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Western Canada's largest industrial and residential developers, having completed more than 35 million square feet of new development. Beedie's integrated structure allows them to implement the highest construction and design standards, and its legacy of relationship building enables Beedie to deliver projects that drive commercial value.

As Beedie grows its operations across North America, they have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas, Nevada.

Beedie

www.beedie.ca



ELEMENT

BUSINESS CENTRE

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**AVISON
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