

Showcase Industrial Development

Northport Business Park Building C

12850 - 170th Street
Edmonton, Alberta
www.cbre.ca

12,000 to 113,592 SF - Dock and Grade Loading



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Northport Business Park

This seven-building Class "A" new generation warehousing and distribution complex is a mix of large-bay and mid-bay buildings. Located within five minutes of Yellowhead Trail and Anthony Henday Drive, the business park has superior connectivity given its proximity to surrounding transportation corridors making it a prime distribution location in northwest Edmonton. With all seven buildings under the same ownership, Northport Business Park can provide flexibility and expansion opportunities to tenants within the business park.

Building C

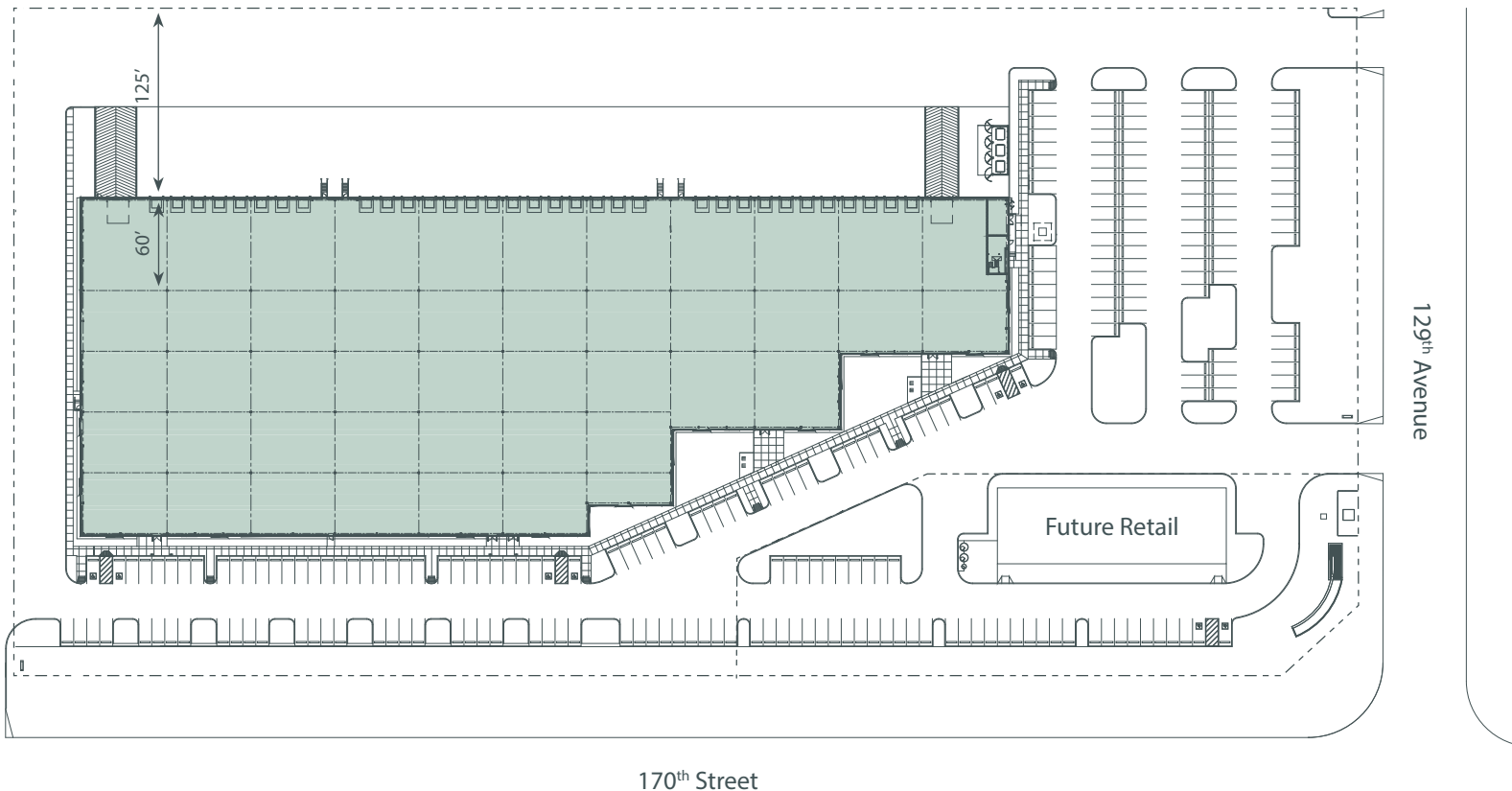
Featuring 28 dock loading doors, 32' clear ceiling height, and extensive glazing, this new Class "A" multi-tenant building benefits from direct exposure to 13,200 vehicles per day along 170th Street and is set to be completed in July 2023.

Building C is LEED Certified, designed and built to achieve the highest standards of quality in sustainable site development, energy efficiency, water savings, and more. A LEED Certified building is a commitment to human and environmental health, with operational cost savings passed onto the tenant.

Legal Address	Plan 0940253; Block 4; Lot 7
Zoning	IB – Business Industrial
Year Built	2023
Site Size	±8.92 Acres
Building Size	±113,592 sq. ft.
Available Area	12,000 – 113,592 sq. ft.
Dock Loading	(28) 9' x 10' doors Potential to add an additional (5) doors
Grade Loading	(2) 14' x 16' doors
Truck Court	125'
Load Levelers	35,000 lbs
Construction	Curtain wall, insulated precast panels, insulated metal panels and EIFS
Column Spacing	50' x 55'

Ceiling Height	32' Clear
Bay Depth	Up to 220'
Power	Main Service: 2,000 amp, 600 volt, 3 phase, 4 wire Sub-service: 200 amp, 120/280 volt, 3 phase, 4 wire
Floor Thickness	8" Slab
Heating	Warehouse: Gas-fired suspended unit heaters Offices: Gas fired electric roof-top heating, A/C
Lighting	LED industrial fluorescent fixtures with motion sensors
Sprinklers	ESFR
Vehicle Parking	214 Stalls
LEED Certified	Yes
Op Costs (2023 Estimated)	\$3.50 per sq. ft. / annum
Lease Rate	Market
Available	July 2023

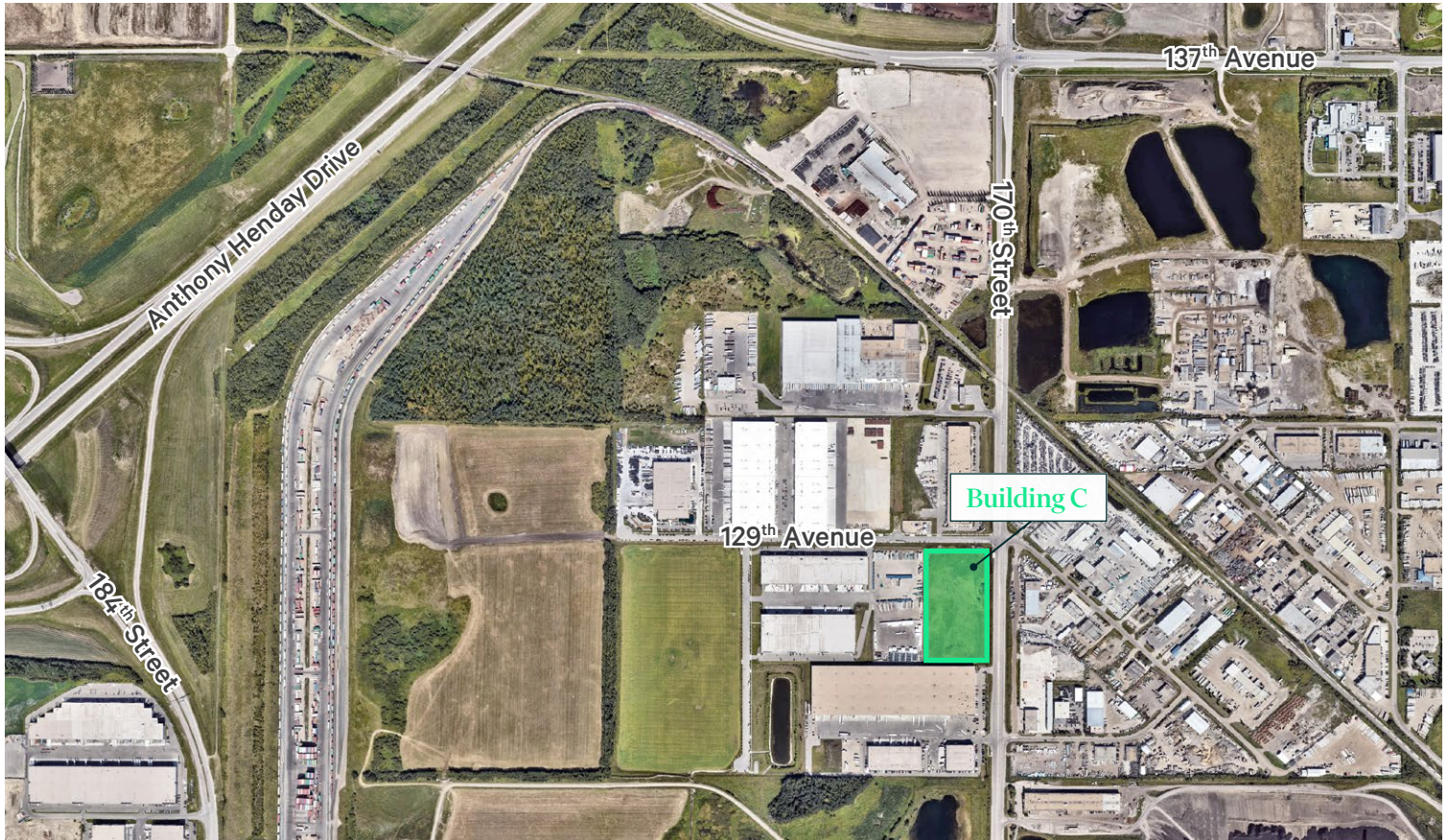
Site Plan



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For Lease



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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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