

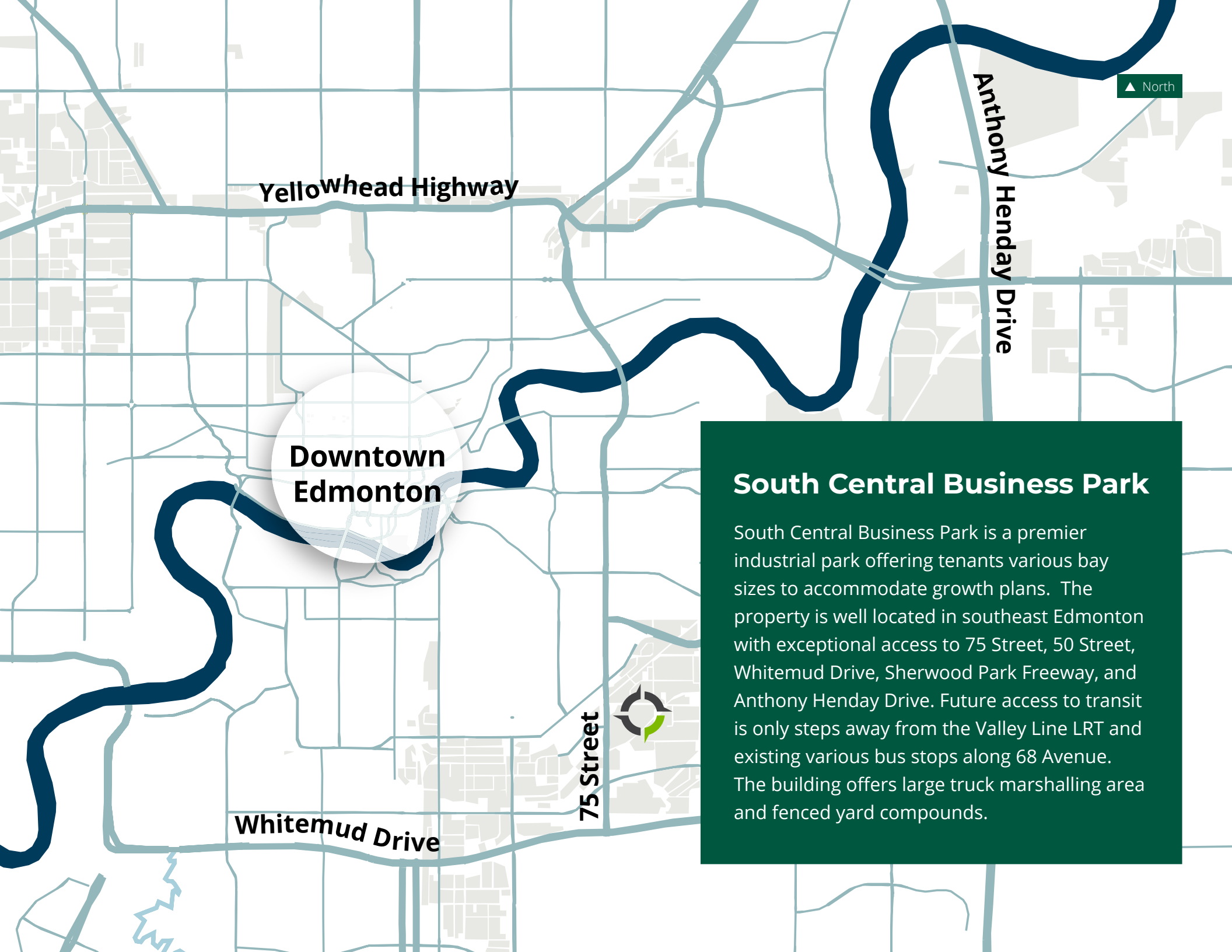


# SOUTH CENTRAL BUSINESS PARK

70 Street & 68 Avenue, Edmonton, Alberta

**SOUTH**  
**CENTRAL**  
BUSINESS PARK

**GWL** REALTY  
ADVISORS



**Yellowhead Highway**

**Anthony Henday Drive**

**Downtown  
Edmonton**

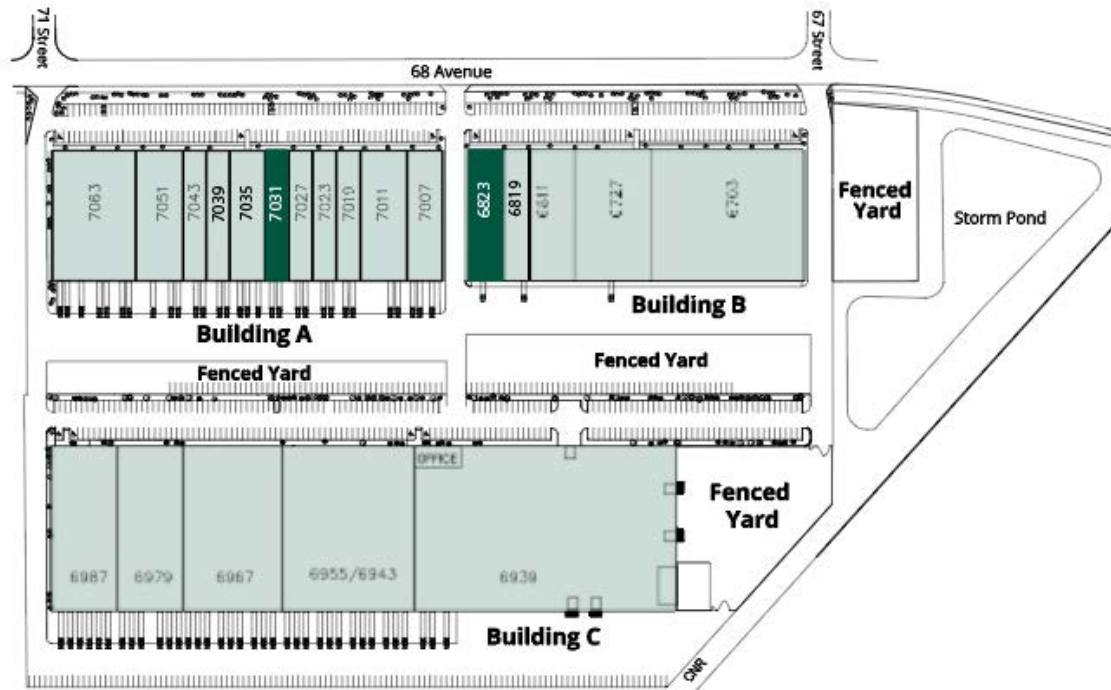
**75 Street**

**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.



## 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 2026 est.	Bldg A: \$6.12/sq. ft. Bldg B: \$6.13/sq. ft. Bldg C: \$5.93/sq. ft.

 Coming Soon



Property Overview

## Phase I, Building A Unit 7031

<b>Address</b>	7031 - 68 Avenue NW Edmonton, AB
<b>Total Rentable Area</b>	8,829 sq. ft.
<b>Ceiling Height</b>	24' clear
<b>Loading</b>	2 dock - 8' x 10'
<b>Power</b>	600 volt, 100 amps*
<b>Yard</b>	2,200 sq. ft. yard compound available for rent
<b>Lease Rate</b>	Market
<b>Additional Rent</b>	\$6.12/sq. ft. (2026 est.)

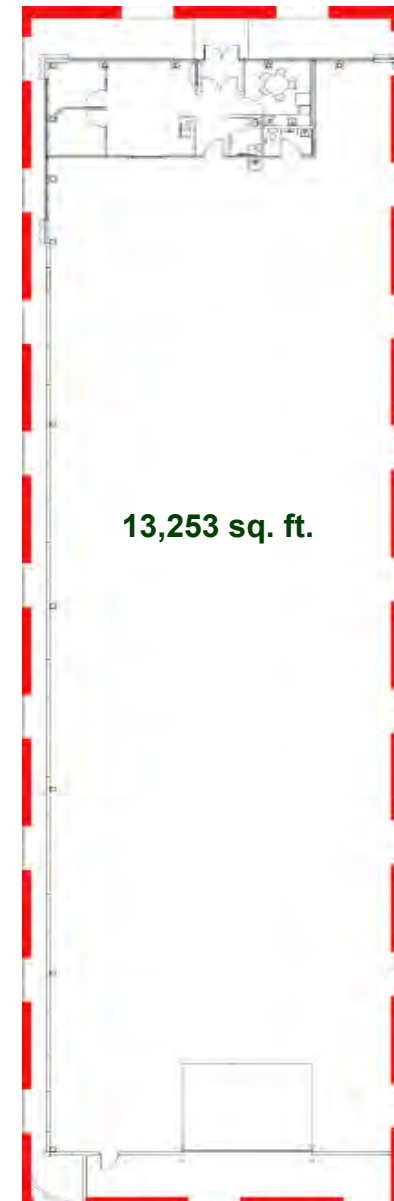
\*To be confirmed by tenant



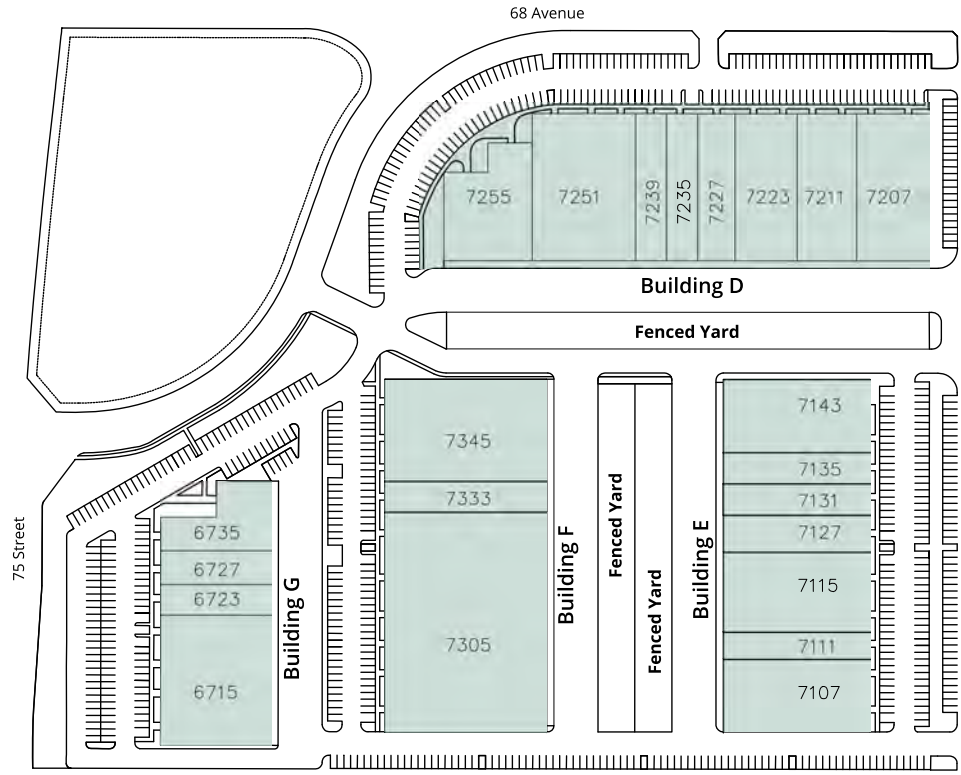
## Phase I, Building B Unit 6823

<b>Address</b>	6823 - 68 Avenue NW Edmonton, AB
<b>Total Rentable Area</b>	13,253 sq. ft.
<b>Ceiling Height</b>	24' clear
<b>Loading</b>	1 Grade Loading - 16' x 16'
<b>Crane</b>	5 - Ton Crane
<b>Power</b>	600 volt, 200 amps*
<b>Lease Rate</b>	Market
<b>Additional Rent</b>	\$6.13/sq. ft. (2026 est.)

\*To be confirmed by tenant



▲ North



## Property Details

Building Size	377,412 sq. ft.
Ceiling Height	24' Clear
Loading	Grade
Building Depth	200'
Lease Rate	Market
Additional Rent 2026 est.	Bldg D: \$6.75/sq. ft. Bldg E: \$6.75/sq. ft. Bldg F: \$6.73/sq. ft. Bldg G: \$7.46/sq. ft.

Coming Soon



Property Overview

A photograph of a modern industrial building with a tan facade and large glass windows. The building is long and low, with a series of windows along its side. The sky is blue with some clouds.

## 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.





▲ North

**SOUTH CENTRAL**  
BUSINESS PARK

68 Avenue

75 Street

VALLEY LINE SOUTHEAST

Argyll Road

CN RAIL

Davies LRT Station

CN RAIL

## Contact Us

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