



48%  
LEASED

FOR LEASE | 175 CARLETON DRIVE | ST. ALBERT, AB

# NEW ST. ALBERT DEVELOPMENT

## Customizable Leasing Opportunity

- Future home of Dynamyx Gymnastics Club
- Direct access to Edmonton via Anthony Henday and Highway 2
- Neighbouring St. Albert's Multi-Purpose Leisure Centre (Servus Place)
- Full size truck access for distribution capabilities
- Available for possession: Fall of 2020
- 2,490 SF to 20,701 SF bays available
- BP2 Zoning (Business Park Direct Control)
- Ample parking & large marshalling area

VIEW ONLINE

[collierscanada.com/p-CAN 2004700](http://collierscanada.com/p-CAN 2004700)

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Accelerating success.

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24'  
CLEAR HEIGHT



200 AMP 120/208 VOLT  
POWER

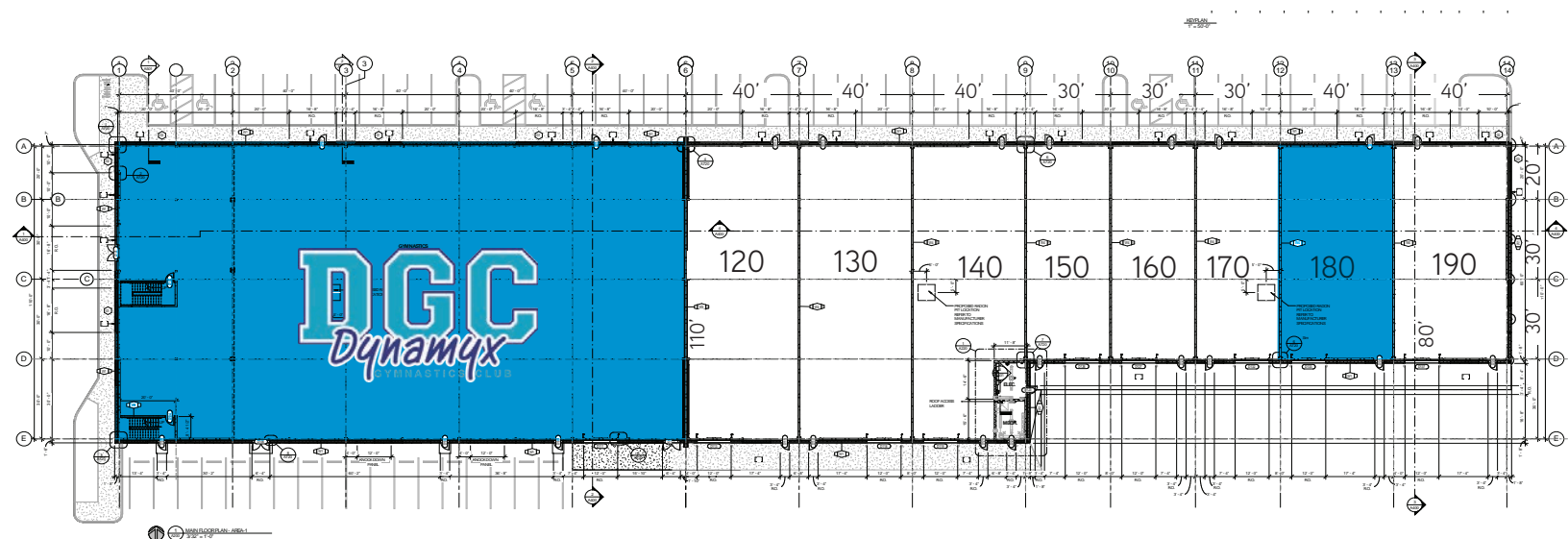


\$10.00 PSF  
TENANT IMPROVEMENT  
ALLOWANCE



PRE CAST CONCRETE  
CONSTRUCTION

UNIT	STATUS	TOTAL AREA (SF)	LOADING
110	LEASED	22,769 SF	(3) 12'X16' OH GRADE DOORS
120	AVAILABLE	4,520 SF	(1) 12'X16 OH GRADE DOOR
130	AVAILABLE	4,520 SF	(1) 12'X16 OH GRADE DOOR
140	AVAILABLE	4,191 SF	(1) 12'X16 OH GRADE DOOR
150	AVAILABLE	2,490 SF	(1) 12'X16 OH GRADE DOOR
160	AVAILABLE	2,490 SF	(1) 12'X16 OH GRADE DOOR
170	AVAILABLE	2,490 SF	(1) 12'X16 OH GRADE DOOR
180	LEASED	3,320 SF	(1) 12'X16 OH GRADE DOOR
190	AVAILABLE	3,444 SF	(1) 12'X16 OH GRADE DOOR
	TOTAL AVAILABLE	24,145 SF	



# CAMPBELL COMPLEX

## brand new multi-tenant development for lease



**4.18 AC Lot**



**BP2**  
zoning



**Easy Access to**  
Anthony Henday  
Drive



**13,063**  
vehicles  
per day



**Ample Parking &**  
**Marshalling Area**



**27,125**  
population  
within 3 km



**\$162,390.79**  
household income  
average within 3 km

### THE AREA

This St. Albert commercial leasing opportunity presents an excellent potential to house sought after commercial anchors within close proximity to the established communities of St. Albert, Sturgeon County, and Edmonton. This building would be ideal for a light industrial or commercial user looking for a customized space to suit their needs. The purpose of the Business Park (BP2) Direct Control District is to provide an architecturally consistent working environment for a mixture of commercial and light industrial uses. The essential purpose of this district is to achieve development in a park-like setting that is an economic asset to the owners, neighbours, and the community.

Downtown Edmonton	<b>25 minutes</b>
Acheson	<b>16 minutes</b>
Spruce Grove	<b>25 minutes</b>
Edmonton International Airport	<b>35 minutes</b>
Stony Plain	<b>27 minutes</b>
Leduc/Nisku	<b>30 minutes</b>

