

Building 3: Construction Complete

Colliers

Building 2 | Leased

Building 1: 11,200 - 36,000 SF Available

 **SOUTHPORT
CROSSING**

FOR LEASE

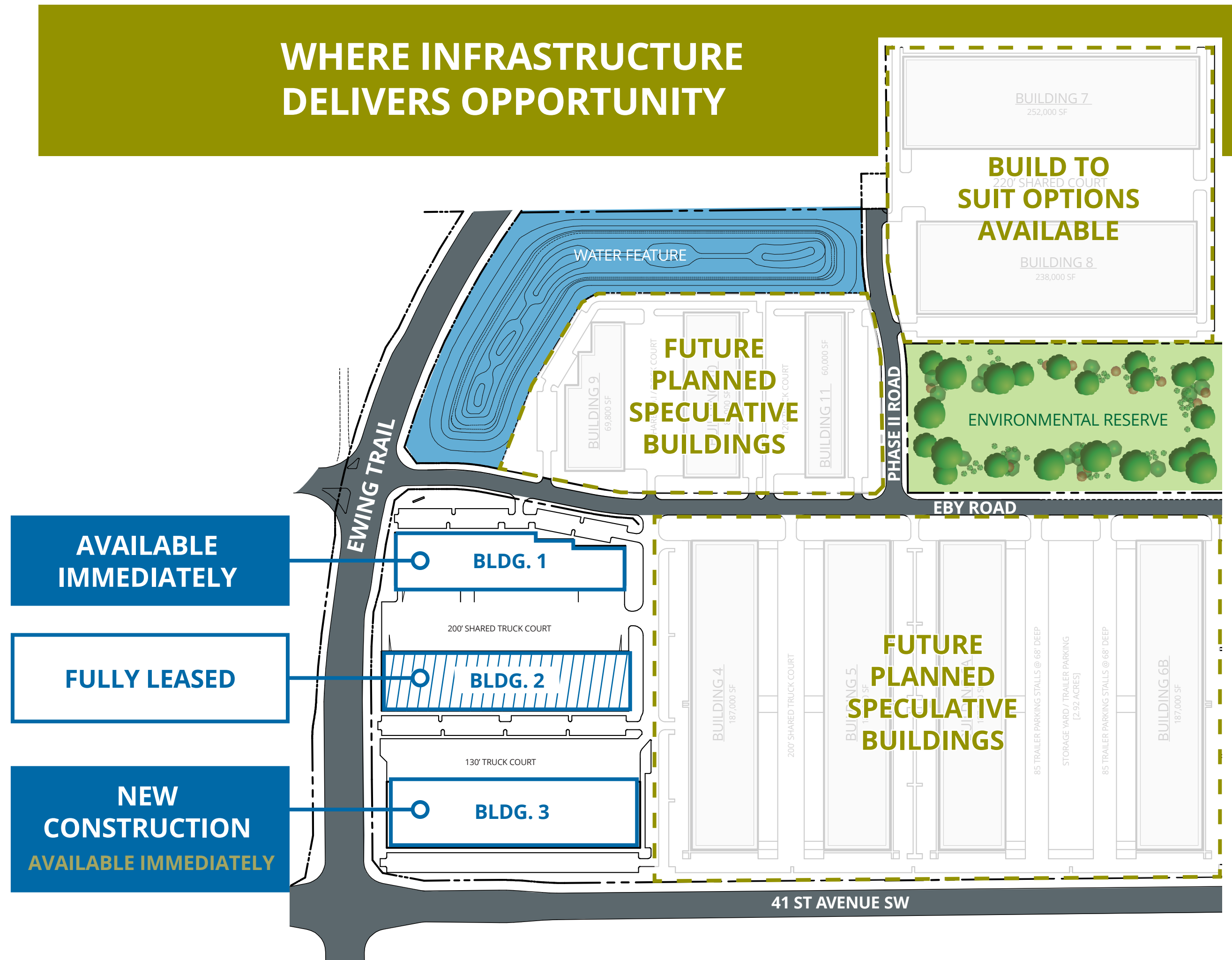
41 AVENUE SW & EWING TRAIL
EDMONTON, AB

WHY SOUTHPORT CROSSING?

Southport Crossing is far more than a typical business park, it is an exceptional property that is synonymous with quality and recognized as a superior offering. Appealing to companies seeking a professional environment with curb appeal that projects a progressive company image that helps secure and retain the best people.

- **Modern, attractive appearance** complete with designated entrances
- **State-of-the-art construction** including LEED® features and an on-site environmental reserve
- **Superior location** providing exposure and easy access to new residential neighbourhoods, shopping, and amenities
- **Ideally serviced** by brand new infrastructure (roadways, interchange, intermodal yard, and utilities)
- **Professional management** with long-term perspective

Southport Crossing site totals 120 acres on the northeast corner of 41 Avenue SW and Ewing Trail in south central Edmonton. It offers lease opportunities for space in **completed Buildings 1 & 2, and newly constructed Building 3**, as well as custom design opportunities on site as we will build to suit your requirement.



LOCATION & ACCESS

With excellent proximity to recently completed major transportation infrastructure investments, the time has arrived for Southport Crossing.

Southport Crossing is adjacent to the fastest growing area in Edmonton - the “Ellerslie Road corridor”, home to abundant retail and service amenities as well as numerous brand new residential communities. There are 71,357 (2020) off households within an immediate 5 km radius.

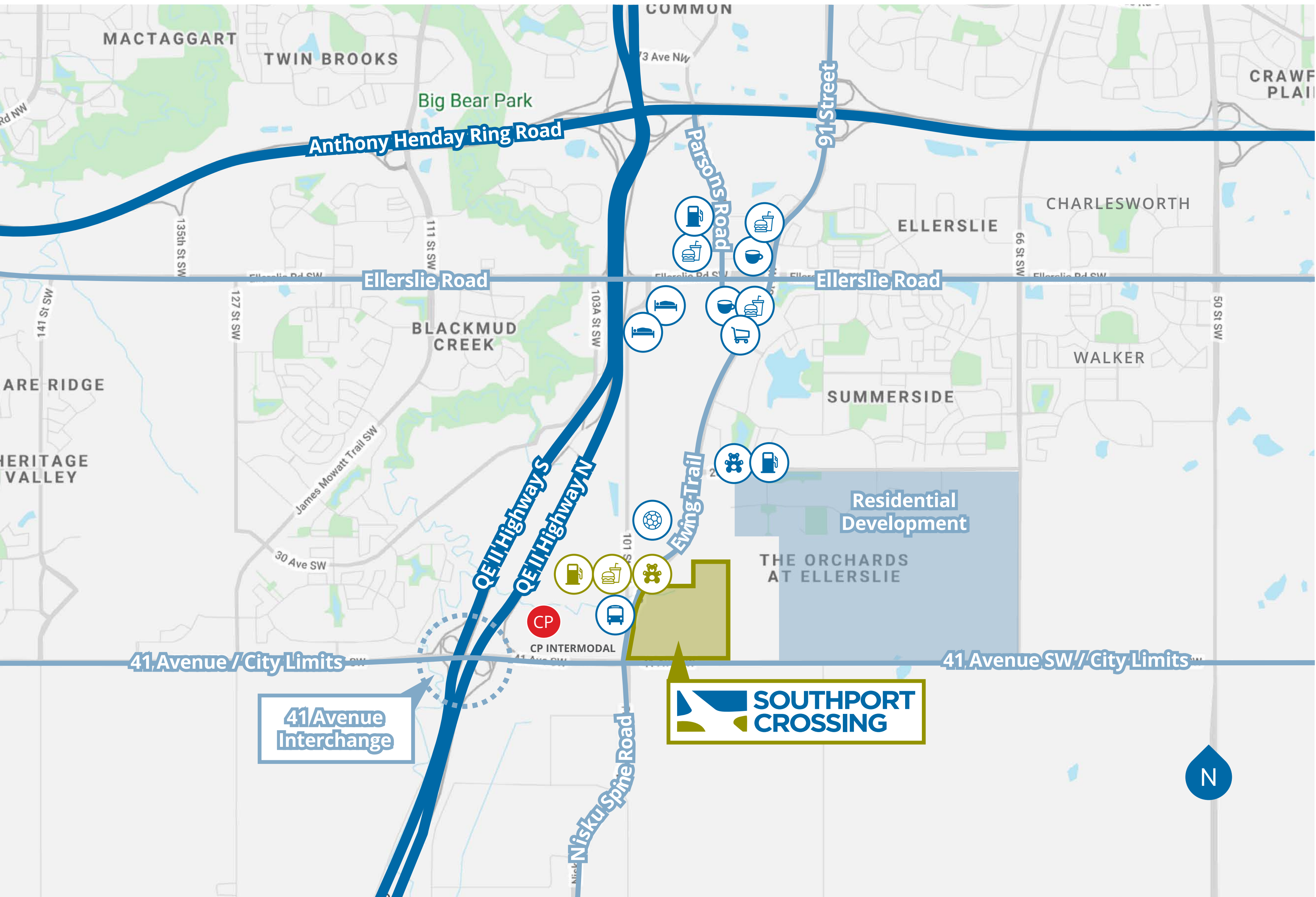
Southport Crossing’s location provides strategic benefits allowing access for customers, timely movement of goods in all directions, and proximity to a labour pool as well as amenities.

41 AVENUE SW INTERCHANGE

The 41 Avenue SW interchange is a game changer for Southport Crossing. It is the key infrastructure development serving Southport, providing outstanding access to the QE II Highway.









The 41 Avenue SW interchange includes: a cloverleaf interchange; a 4-span bridge over the QE II Highway; full access between north-south lanes of QE II Highway and east-west lanes of 41 Avenue SW; and access from QE II Highway to brand new roadways — Ewing Trail, Nisku Spine Road, and Eby Road.





QE II Highway	±1.0 km
Anthony Henday Drive	±5.5 km
Whitemud Freeway	±9.5 km
Highway 19	±7.5 km
EIA	±12 km

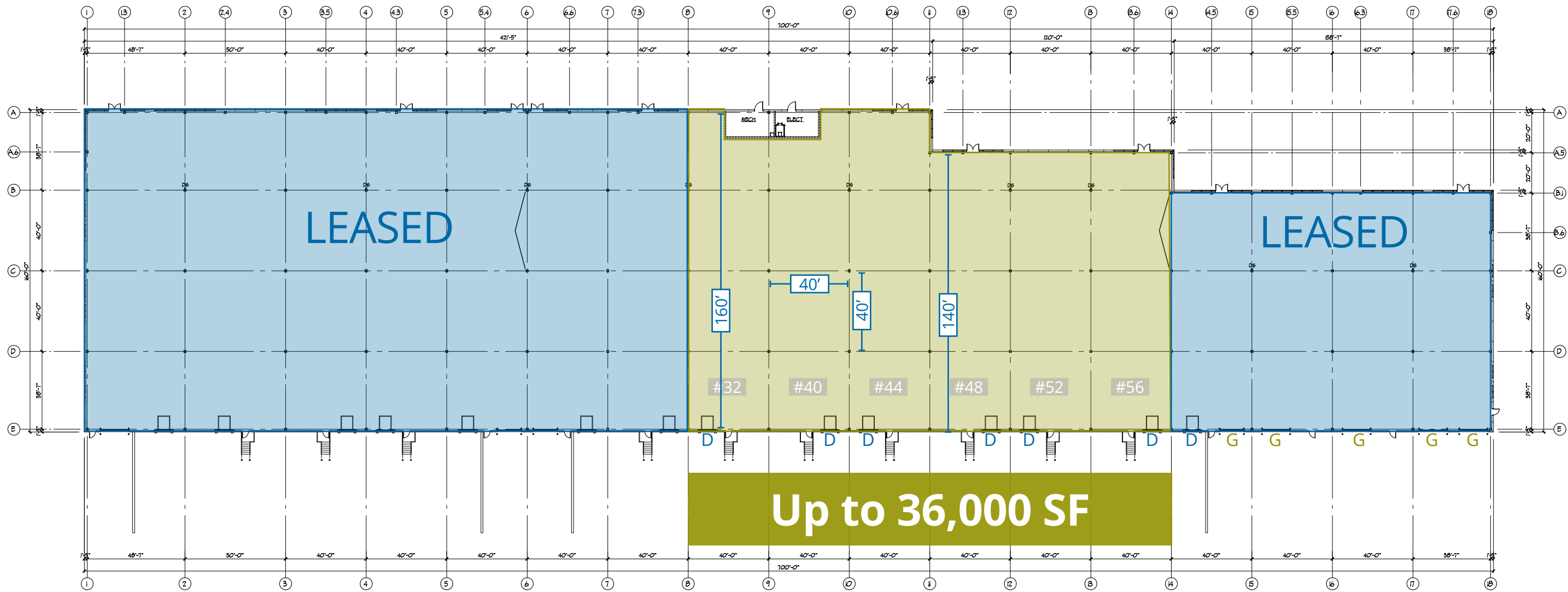
QE II / Anthony Henday	N: 73,510 vehicles S: 100,820 vehicles
QE II / Ellerslie Road	N: 73,510 vehicles S: 100,820 vehicles
QE II / Airport Road	N: 73,510 vehicles S: 100,820 vehicles

- **Food & Drink**
COMING SOON
- **Coffee**
- **Gas Station**
COMING SOON
- **Bus Stop**
- **Daycare**
COMING SOON
- **Grocery**
- **Hotel**
- **Recreation**

BUILDING 1

AVAILABLE IMMEDIATELY

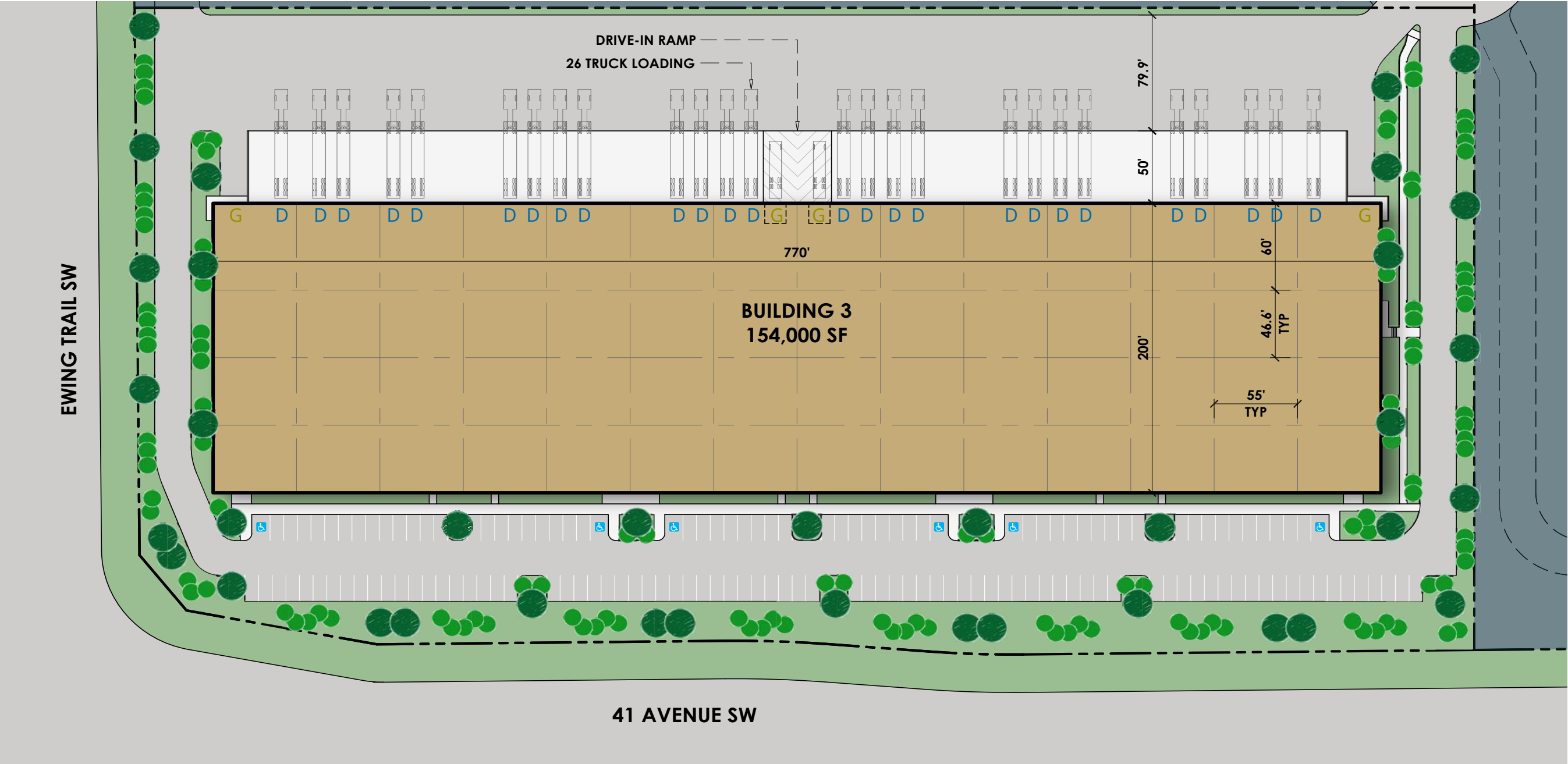
Address	1005 Eby Road SW
Remaining SF	11,200 SF - 36,000 SF
Total Building Size	103,253 SF
Zoning	EIM (Ellerslie Medium Industrial)
Grade Doors	Metal ramp potentially available
Dock Doors	(6) 9' x 10' (potential for more doors)
Dock Levelers	40,000 lbs
Lighting	LED with occupancy sensors
Clear Height	24'
Building Depth	120' - 160'
Column Grid	40' x 40' & 50' x 40'
Electrical (main)	2000 amp, 347/600 volt, 3 phase, 4 wire
Floor Slab	6"
HVAC	Gas-fired unit heaters, ceiling fans & Energy Recovery Ventilators (ERV)
Parking	130 stalls
Asking Rate	Starting @ \$9.50 PSF [\$15.00 TIA]
Op. Costs & Taxes	\$5.25 PSF (2022 Budget)



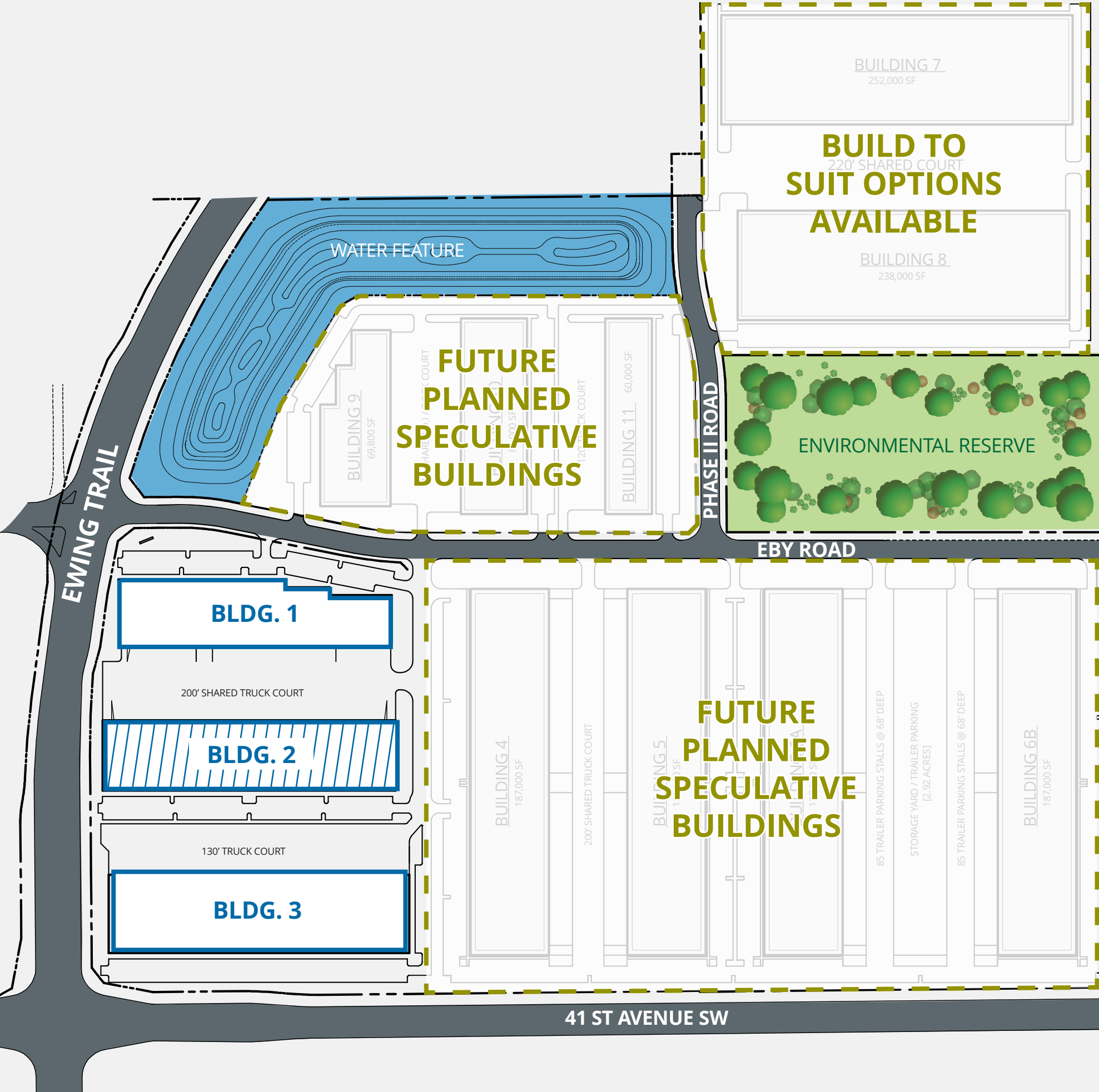
BUILDING 3

AVAILABLE IMMEDIATELY

Address	1025 Eby Road SW
Remaining SF	33,000 - 154,000 SF
Total Building Size	154,000 SF
Zoning	EIM (Ellerslie Medium Industrial)
Grade Doors	(4) 14' x 16'
Dock Doors	(26) 9' x 10' (8 future doors)
Dock Levelers	40,000 lbs
Lighting	LED with occupancy sensors
Clear Height	28'
Building Depth	200'
Column Grid	53'7" & 55' x 46'8" (60' staging)
Electrical (main)	2000 amp, 347/600 volt, 3 phase, 4 wire
Floor Slab	7"
HVAC	Gas-fired unit heaters, ceiling fans & Energy Recovery Ventilators (ERV)
Parking	143 stalls
Asking Rate	Starting @ \$8.95 PSF [\$12.00 TIA]
Op. Costs & Taxes	\$4.37 PSF (2022 Budget)



OPPORTUNITIES



LEASING

The quality construction and ideal location provides excellent advantages to a broad spectrum of tenant types including quasi-retail/showroom industrial and distribution/logistics.

The buildings are distinguished by their design & quality — including recently acquiring LEED® certification.

BUILD TO SUIT

If the existing buildings don't meet your requirement, but this excellent strategic location is ideal for your business, then consider a build to suit option. Southport Crossing will provide a custom design facility solution that meets your needs.

LEED CERTIFICATION



Leadership in Energy & Environmental Design - this certification is achieved through independent review of design, construction, operation and maintenance practices. LEED® Certification distinguishes building projects that have demonstrated a commitment to sustainability by meeting the highest performance standards.

OUR TEAM

DEVELOPMENT

BentallGreenOak 

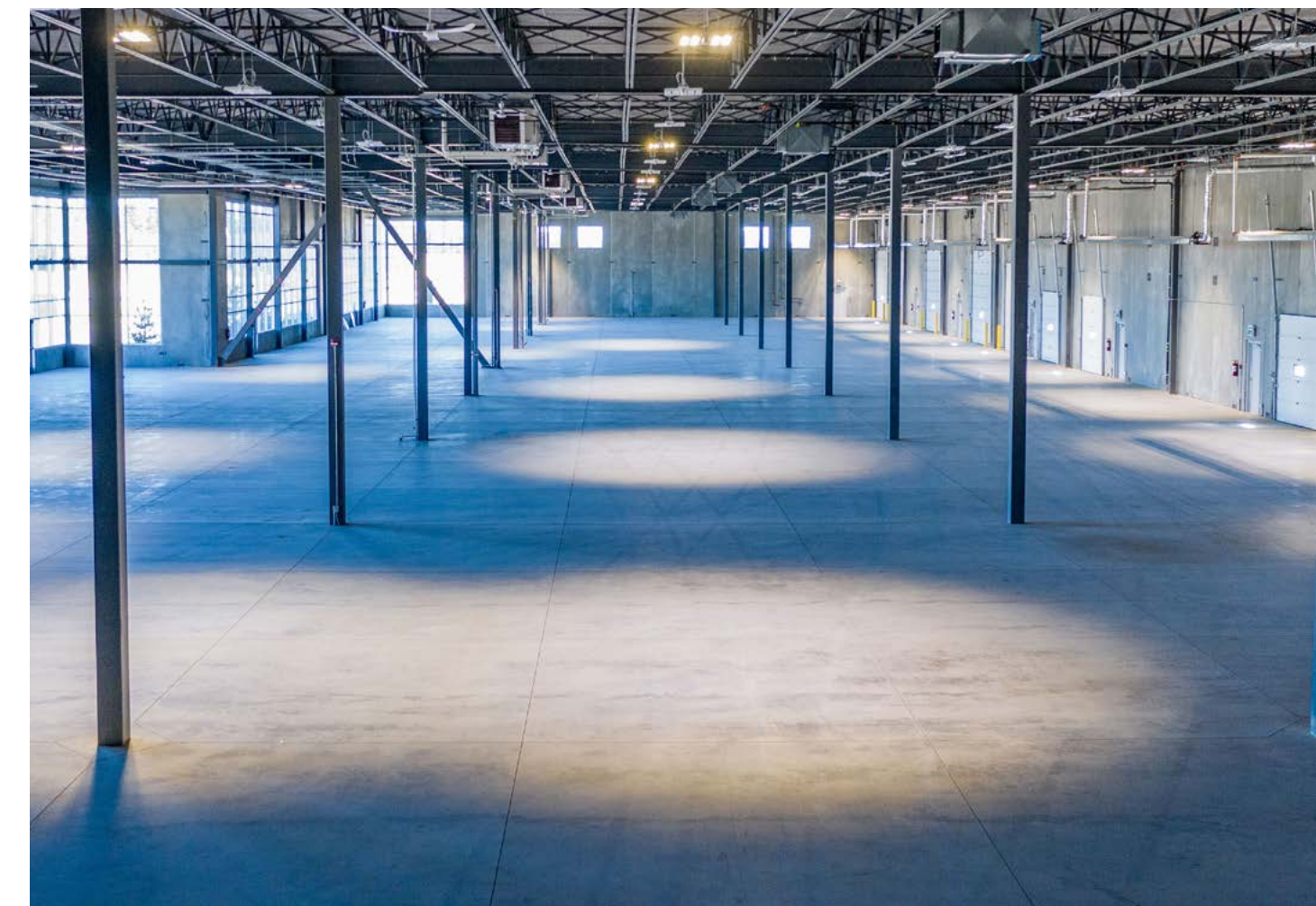
BentallGreenOak is one of the largest global real estate investment advisors and one of the North America's foremost providers of real estate development and property management services.

For over 100 years, BentallGreenOak has built its reputation as leaders in real estate on the strength of our industry expertise and a relentless commitment to prioritizing our client relationships and putting their needs first.

CONSTRUCTION



Scott Builders was formed in 1971, specializing in the sale & erection of Butler Engineered Building Systems. In 1978 it began to broaden its service options into Design/Build work. The company expanded again by adding full service offices in both Calgary & Edmonton. Their ability to design & construct larger projects, the growth of their client base resulting in considerable repeat business & a companywide DNA of putting their people & customers 'first', took hold.





COMING SOON



BUILDING 1

EBY ROAD SW

BUILDING 2

BUILDING 3

41 AVENUE SW

EWING TRAIL SW

**SOUTHPORT
CROSSING**



CONTACT US

ROD CONNOP
Executive Vice President
780 969 2994 | rod.connop@colliers.com

MICHAEL L. KEATING
Vice President
780 969 3028 | michael.keating@colliers.com

CHANCE THOMAS
Associate
780 969 3035 | chance.thomas@colliers.com

EVELYN STOLK, CCIM
Senior Vice President
780 969 3002 | evelyn.stolk@colliers.com

MATTHEW BEST
Vice President
780 969 3036 | matthew.best@colliers.com



Copyright © 2022 Colliers International. This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s). Copyright © 2022 Colliers Macaulay Nicolls Inc. 08.12.2022