

K&H
DEVELOPMENTS



**EAGLE
BUILDERS**

FOR SALE OR LEASE

the WIC

STARTING FROM 8,770 SF

READY FOR OCCUPANCY

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**AVISON
YOUNG**



the WIC

2803 - 50th Avenue NW
Edmonton, AB

INVESTMENT OPPORTUNITY

Welcome to Edmonton's cutting-edge industrial development is situated on Whitemud Drive between 34th Street and 17th Street.

Uncompromising quality, the WIC is built with the highest quality precast concrete available in North America. K&H Developments and their construction partner Eagle Builders oversee every aspect of the project, including design, manufacturing, and construction, ensuring top-notch quality at every step.

Investing in leading energy efficiencies, the WIC surpasses industry standards, meeting the NECB Tier 2 energy efficiency standard. Meaning it goes above baseline code requirements by an impressive 25%, promoting energy-conscious operations which translates to lower operating costs and more sustainable operations for owners.

Designed to fit any business needs with versatile features including overhead doors and 19' concrete aprons at grade doors, providing superior accessibility for smooth logistics and operations.

Ability to create a truly elevated space, the 'mezzanine' is more than just a mezzanine; it can be considered a second floor. This versatile space offers a range of possibilities, from additional storage to customized office or workspace solutions.

Seize the chance to own your business location and secure your future success. Experience the future of industrial development in Edmonton at 50 Avenue and Whitemud Drive, where exceptional quality, energy efficiency, functionality, and investment potential converge to redefine your business' possibilities.

LEASING NOW AVAILABLE, STARTING AT \$16.95 PSF



CONSTRUCTION
Insulated precast concrete



LOADING
14' x 16' grade loading
9'x 10' dock loading
(3 doors per unit)



DOCK LEVELERS
40,000 lbs rollover capacity,
hydraulically operated



RECIRCULATION FANS
2 ceiling fans per unit



ROOF
R40 insulation with TPO
membrane



HEATING
Gas-fired unit heaters



PARKING
120 stalls



ZONING
BE - Business Employment



CEILING HEIGHT
26' clear



POWER
200 amps at 347/600
volts per bay



BAY SIZES
Depth 125', 140', and 160'
Width 55'



FLOOR
6" reinforced concrete



LIGHTING
High efficiency LED fixtures
on interior and exterior



SPRINKLERS
Full ESFR sprinkler system



WARRANTY
12 months

ENERGY EFFICIENT TO REDUCE YOUR OPERATIONAL COSTS

The building will meet the NECB Tier 2
energy efficiency standard exceeding the
baseline code standard by **25%**.

This was achieved by the following:

- R40 roof (standard is typically R25)
- Argon filled glazing
- Thermally insulated overhead doors

SCALED FOR YOUR GROWTH

Overhead doors are bigger than the competition.
Standard for grade loading is typically 12'x14'.
The WIC boasts 14'x16' grade loading doors.

Plenty of room for the large vehicles and equipment
including standard RVs, boats and specialty trucks.

High quality construction to grow your business investment for years to come.

MORE THAN A MEZZANINE

The WIC 'mezzanine' qualifies as a second floor
as the stairwells will be enclosed and fire rated.

Flexible buildout options to suit your business needs.



PRICING

UNIT	FOOTPRINT SF	MEZZANINE SF	TOTAL SF	BAY SIZE	SALE \$ PSF
1	7,690	1,679	9,369	160' x 55'	\$265
2	PENDING				
3	7,022	1,748	8,770	140' x 55'	\$255
4	7,022	1,748	8,770	140' x 55'	\$255
5	PENDING				
6	PENDING				
7	7,100	1,748	8,848	140' x 55'	\$255
8	SOLD				
9	PENDING				
10	PENDING				
11	PENDING				

LEASE ASKING RATE: \$16.95 PSF

Units can be
combined to suit
your needs



IDEAL LOCATION

Location overview

The WIC is located on Whitemud Drive just off 34th Street, a prominent intersection located in Edmonton, Alberta. This bustling location serves as a key transportation hub and offers a variety of amenities and attractions to businesses.

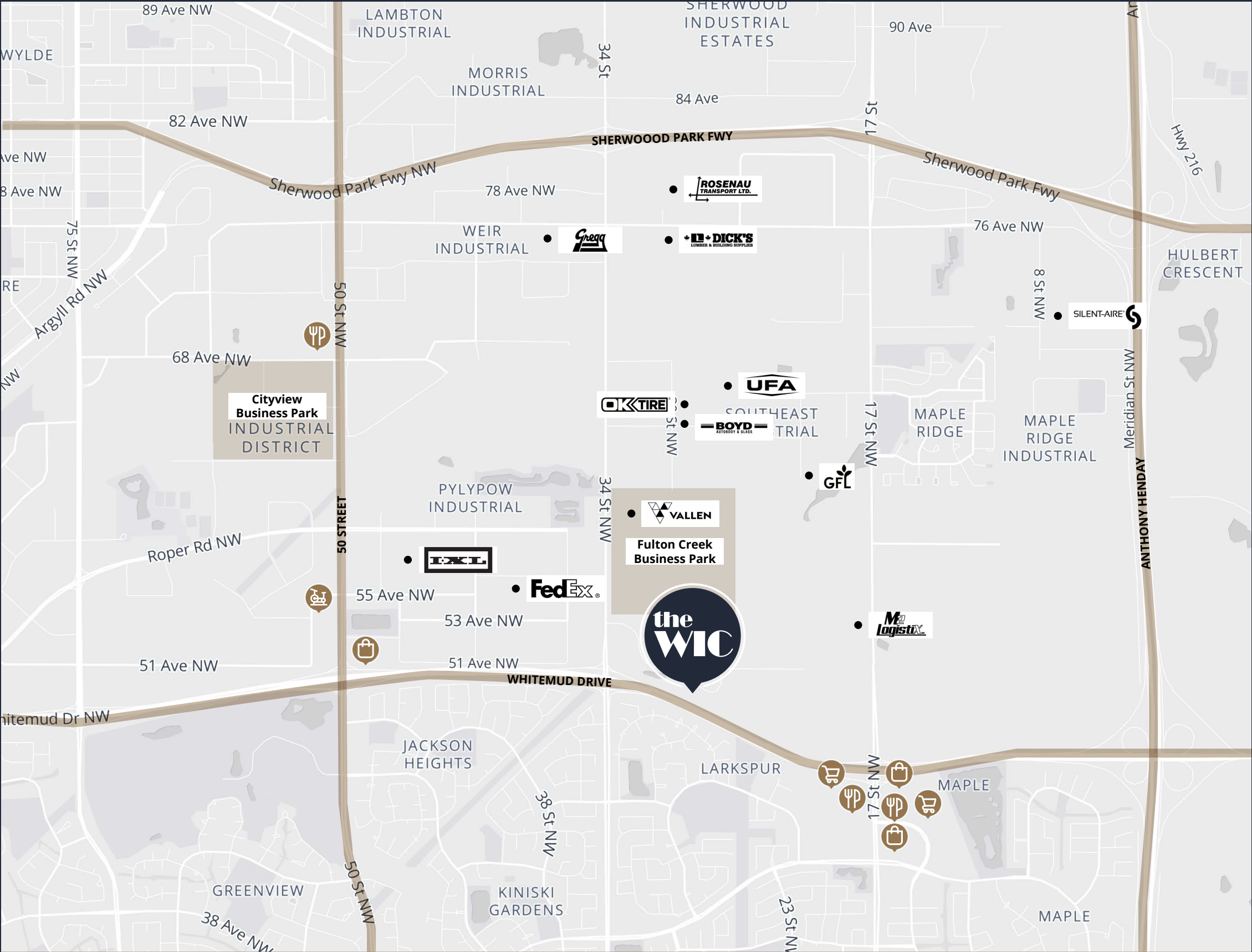
Business districts: 34th Street and Whitemud Drive is well-connected to various business districts in Edmonton, making it a strategic location for businesses and professionals.

Commercial centric: Surrounded by a diverse range of commercial establishments, including shopping centers, restaurants, gas stations, and convenience stores. These amenities cater to the needs of commuters, shoppers, and residents in the area.

Transportation hub: A major transportation hub in Edmonton. Whitemud Drive is one of the city's primary east-west arterial routes, providing convenient access to various parts of the city. 34th Street, a major north-south road, intersects with Whitemud Drive, facilitating easy navigation within the city.

Public transit: Public transportation options are readily available in the area, with bus routes serving the intersection. Additionally, the nearby Whitemud Drive provides a direct route for commuters to access other parts of Edmonton.

The neighbourhood offers a wide range of amenities, including shopping, dining, and access to transportation. Its mix of residential areas and commercial developments makes it a vibrant and convenient place to build your business within the city.





ABOUT THE DEVELOPER



K&H Developments is an Alberta based developer of institutional grade industrial and multi-residential real estate with a development pipeline in excess of \$1B across Western Canada.

K&H Developments leverages the unparalleled capabilities of its partners Eagle Builders, Morskate Manufacturing, Aggregate Design Studio, and Quickline Crane to ensure seamless delivery of quality real estate developments.

Quality

All K&H Developments' buildings are made from the highest quality precast concrete produced in North America. They control every step of the development, design, manufacturing and construction processes.

Integrity

It's at the core of what they do and how they operate. K&H Developments do what they say.

Sustainability

K&H Developments intense focus on quality and innovation enables them to build the real estate of tomorrow. Their developments are built to last.

ABOUT THE BUILDER



Eagle Builders is a Canadian manufacturing and construction company that specializes in the design, engineering, fabrication, and construction of precast concrete structures. They are known as a trendsetter in the industry for fostering innovation and emerging technologies. They have a diverse portfolio of projects in both public and private markets and are chosen for their technical expertise, product quality, and project execution, which ensures a high level of success and lasting value.

Precast concrete building products

Eagle Builders has been perfecting the science behind precast concrete products since the turn of the millennium. They have moved from site casting panels to owning the largest production facility in Western Canada, and continuously strive for perfection. Their success is a result of determination, investment in R&D and a relentless quest for new technology. As a pioneer of the precast concrete industry, they strive to be leaders, driven by a desire to grow, innovate, and pushing the limits of what is possible.

Transcending innovation

Precast concrete wall panels are more than a building component, they are groundbreaking innovation in building science. Combining structural, insulating and architectural elements into a single segment creating synergy within the wall system, these panels, also known as sandwich panels, or insulated wall panels, go beyond industry standards.

The wall panels have been put through comprehensive thermal, structural, and fire testing programs, allowing Eagle Builders to validate their performance with certified data and values.



CONTACT OUR TEAM

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