



FULTON CREEK BUSINESS PARK

FOR LEASE

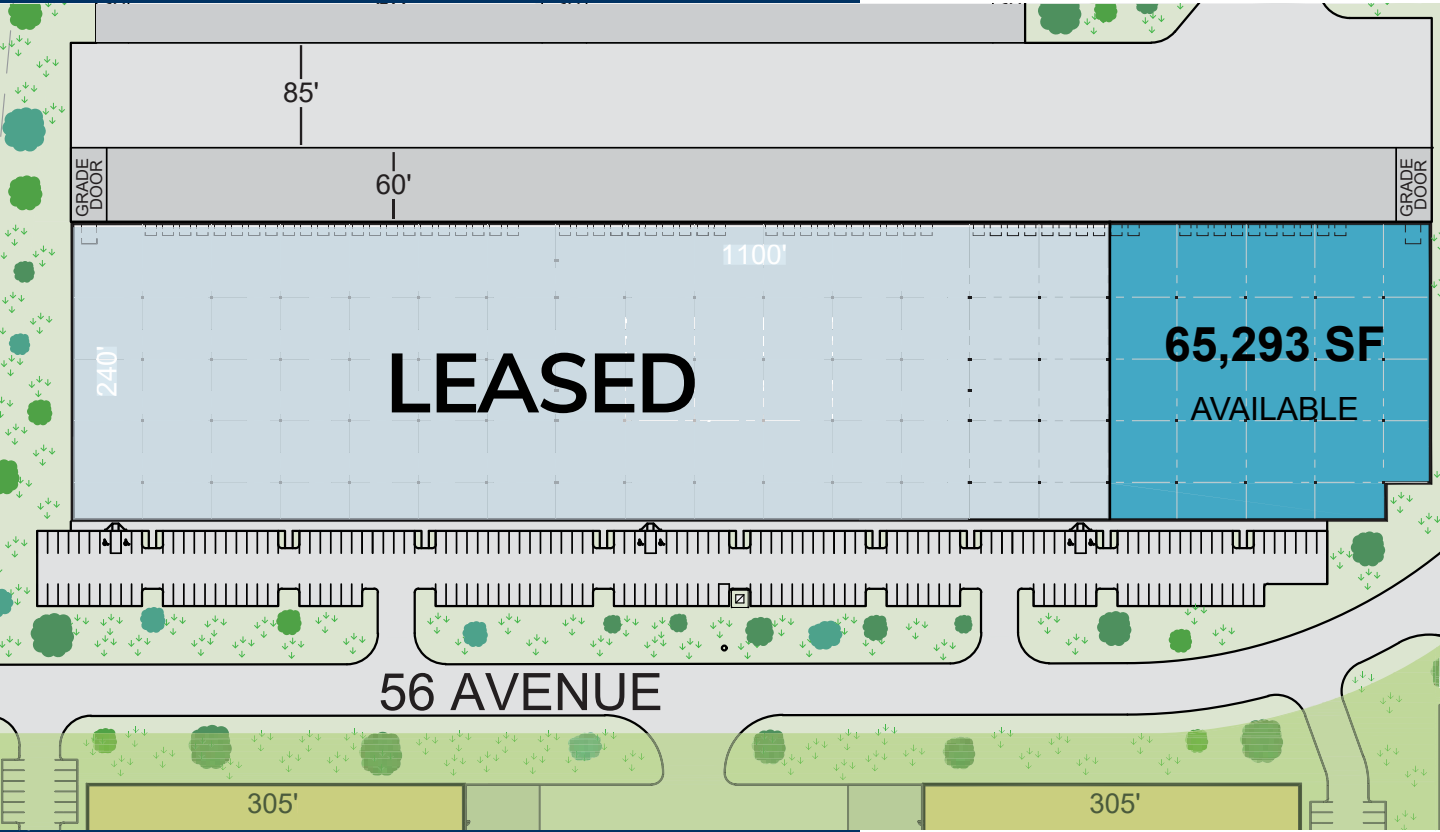
**BUILDING 2
65,293 SF REMAINING**



ADDITIONAL UP TO 1.8 MILLION SF AND 70 ACRES AVAILABLE

For Build-To-Suit or Lease

BUILDING 2 | OVERVIEW



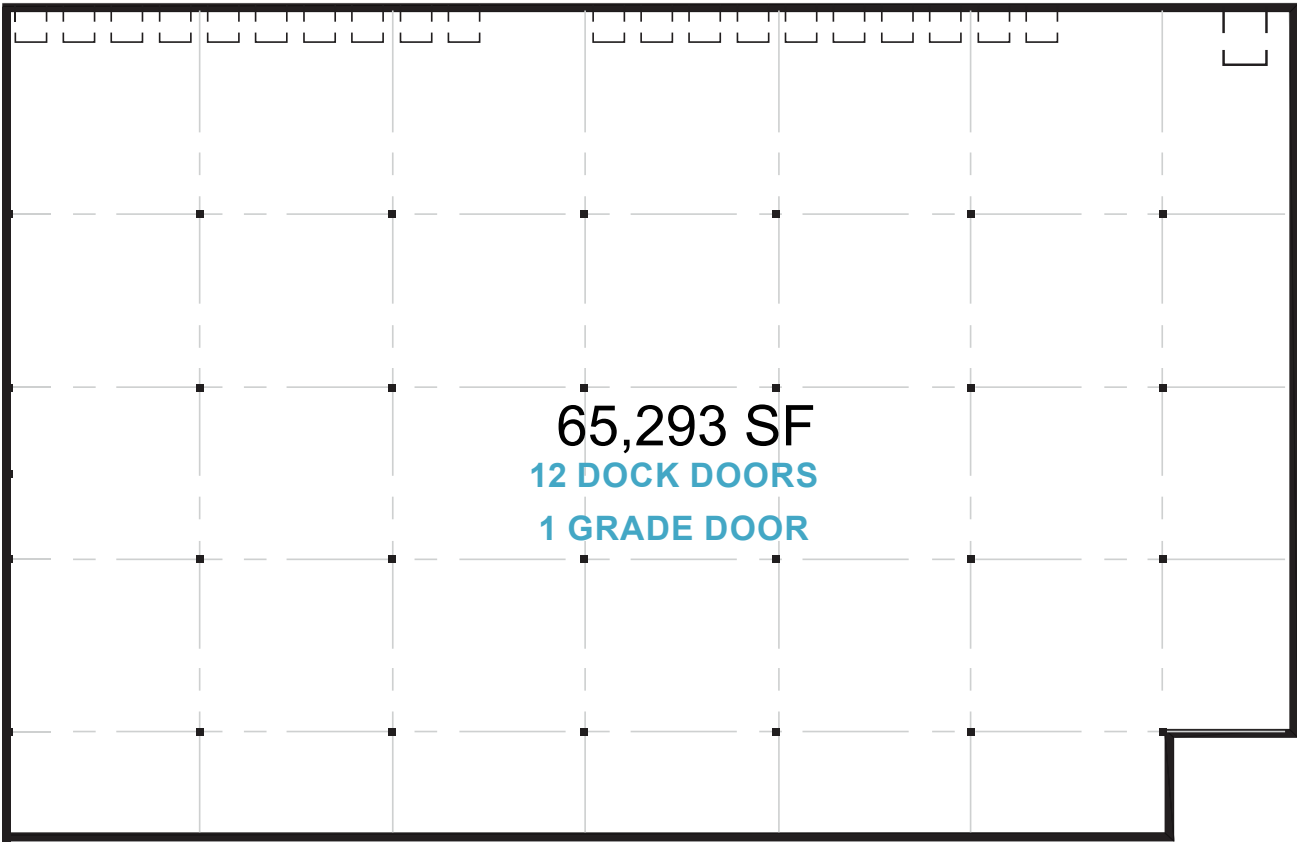
SPECIFICATIONS

[CLICK TO VIEW INTERIOR](#)

AREA AVAILABLE	65,293 SF
OPERATING COSTS	\$5.41 psf
POWER	2000a 600V & Solar Ready
BUILDING DEPTH	240'
CLEAR HEIGHT	36'
COLUMN SPACING	56' x 50' with 60' speed bays
ROOF SYSTEM	TPO System
EXTERIOR	Full height pre-cast
HEATING	Cambridge Heating Units
SPRINKLERS	ESFR system
APRONS	60' concrete aprons
LIGHTING	LED high bay with motion sensors
SLAB	8" fiber reinforced concrete
VEHICLE PARKING	249 stalls
DOCK DOORS	12 (9' w x 10'h)
GRADE DOORS	1 (12' w x 16'h)



FLOOR PLANS



3256 56 Ave NW, Edmonton





FULTON CREEK BUSINESS PARK

Fulton Creek Business Park is a new 1.8M square foot business park strategically located in the South Edmonton Industrial area. Buildings 1 and 2 have been built to high standards and are now **84% leased** and ready for occupancy. Further land and buildings throughout the business park are available for future build-to-suit and lease opportunities.

✓ 65,293 SF AVAILABLE IMMEDIATELY

🚚 EXCELLENT ACCESS & EGRESS

🔌 E.V. CHARGING STATIONS

📏 56' COLUMN GRID SPACING

📏 36' CLEAR HEIGHT

📍 3MIN TO WHITEMUD DR



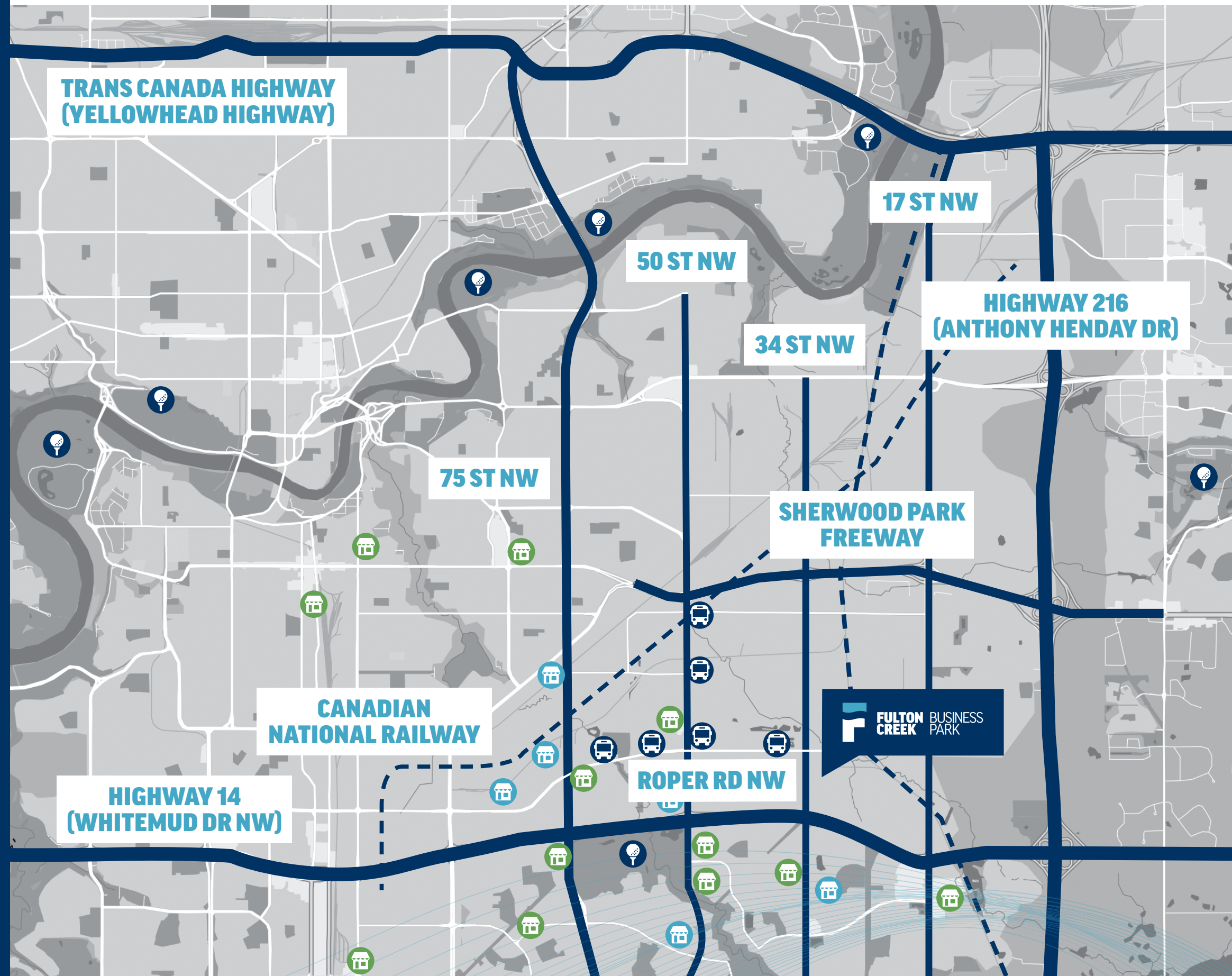


THE LOCATION

Fulton Creek Business Park is located on 34th Street with direct access to Highway 14 (Whitemud Dr NW) and a short connection to Highway 216 (Anthony Henday Dr). The site will be accessed by either 56th avenue or Roper Road, both of which will have multi-directional traffic lights. The Park is also located close to large residential areas providing good access to labor, as well as a variety of restaurants and service options.

LEGEND

-  Fulton Creek Business Park
-  Bus Stop
-  Golf Course
-  Restaurants/Stores
-  Fast Food Restaurants



THE LEASING TEAM



**AVISON
YOUNG**

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THE DEVELOPERS

 **PANATTONI**

Panattoni Development Company, Inc. is an industry leading, privately held commercial real estate development company. With over 68 offices worldwide, they are responsible for over 660 million square feet of development, with a specialization in industrial speculative and Build-To-Suit projects.

 **Manulife** Investment Management

Manulife Investment Management, through its Real Estate arm, develops and manages commercial real estate for thousands of customers around the globe. Its portfolio includes over 58 million square feet of office, industrial, retail and multi-family space. Its Real Estate team also manages the space requirements and corporate use facilities for Manulife's global operations.