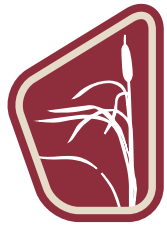


FOR LEASE



CBRE



AnthonyHenday

B u s i n e s s P a r k

2 BUILDINGS: 169,508 & 253,973 SQ. FT.
STARTING AT 42,377 SQ. FT.

NEW MULTI-TENANT CLASS "A" INDUSTRIAL WAREHOUSES



ANTHONY HENDAY BUSINESS PARK

Ray Gibbon Drive & LeClair Way | St. Albert, AB



ANTHONY HENDAY BUSINESS PARK

Located in the City of St. Albert, Anthony Henday Business Park will set the stage for the newest, most prestigious and functional business park serving the West Edmonton Metropolitan Region.

Situated at the intersection of Ray Gibbon Drive and LeClair Way, Anthony Henday Business Park is a master planned business park providing exceptional access to Anthony Henday Drive, Yellowhead Freeway, 137th Avenue, 170th Street, and 184th Street.

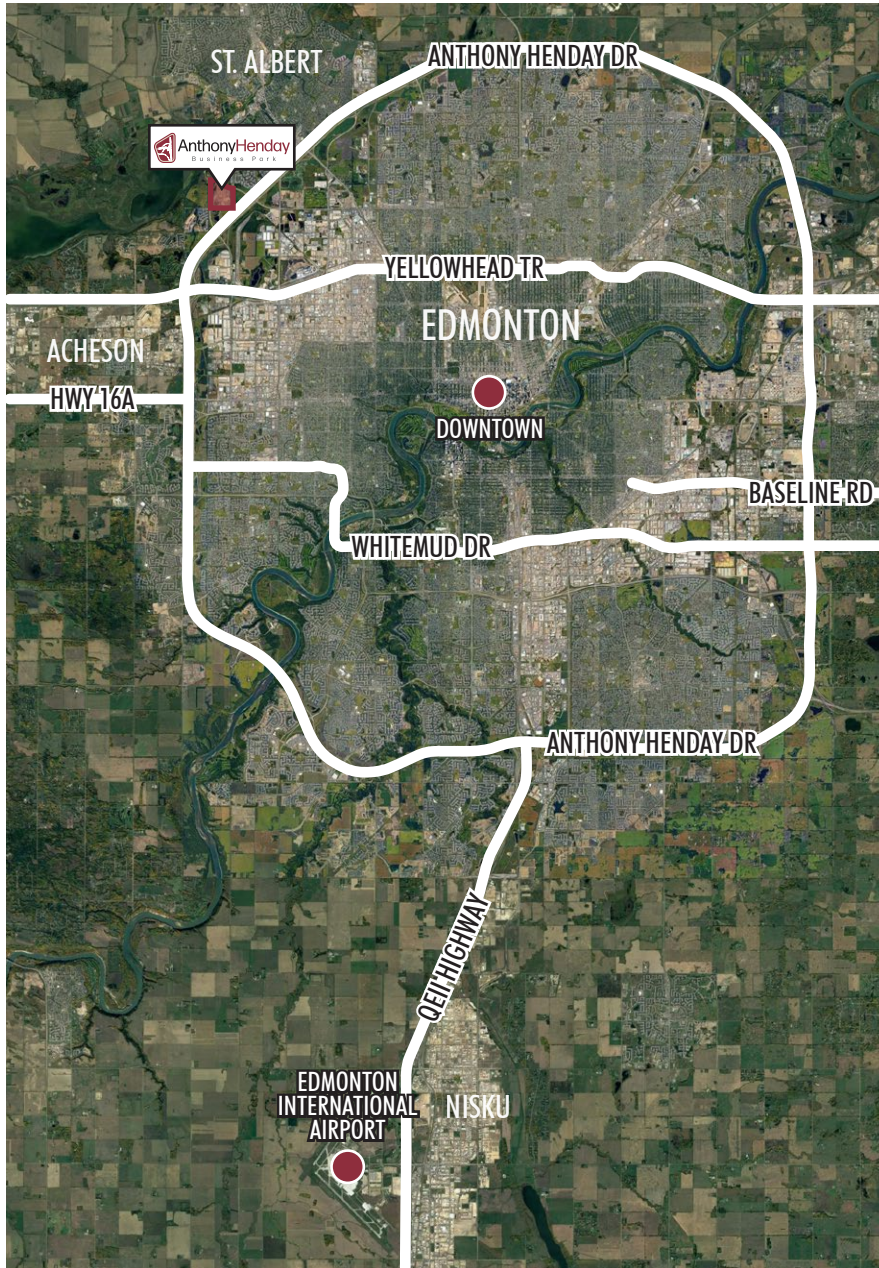
SETTING

- Extensive landscaping and green space throughout the business park.
- Storm ponds with walking trails provide increased employee wellness.
- Class "A" development with modern architecture.
- Anthony Henday Business Park is located within a 5 kilometer radius of numerous shops, restaurants and other services.
- Build-to-suit options available.

RAY GIBBON DRIVE TWINNING PROJECT

- Phase 2: Twinning from LeClair Way to McKinney Avenue.
- Anticipated completion late 2022.

FOR LEASE



DRIVE TIMES

2 MIN

To Anthony Henday Drive

9 MIN

To Yellowhead Trail (Hwy 16)

12 MIN

To Whitemud Drive

25 MIN

To Downtown Edmonton

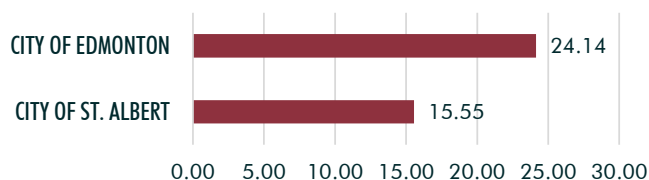
35 MIN

To Edmonton International Airport

PROPERTY TAX ADVANTAGE

- 36% lower property taxes compared to the City of Edmonton. This translates into lower operating costs for tenants of Anthony Henday Business Park.

2021 NON-RESIDENTIAL MILL RATE



EASE OF ACCESS TO SITE

- Excellent access to site from Anthony Henday Drive, 184th Street/Ray Gibbon Drive, 137th Avenue/LeClair way.
- The site is 2.5km from Anthony Henday Drive, and borders Ray Gibbon Drive.
- 3 bus stops along Richardson Drive. Service provided by St. Albert Transit.

ANTHONY HENDAY BUSINESS PARK

Ray Gibbon Drive & LeClair Way | St. Albert, AB

BUILDING 2A

SPECIFICATIONS

Building	Building 2A
Building Address	9 Richardson Drive, St. Albert
Zoning	CIS - Commercial & Industrial Service
Site Size	10.34 Acres
Building Size	169,508 sq. ft.
Available Area	42,377 - 169,508 sq. ft.
Construction	IMP Construction & TPO Roof System
Ceiling Height	36' Clear
Column Grid	54'2" x 40' / 55' x 40' (60' Staging Bay)
Bay Depth	220'
Sprinklers	ESFR Sprinklers

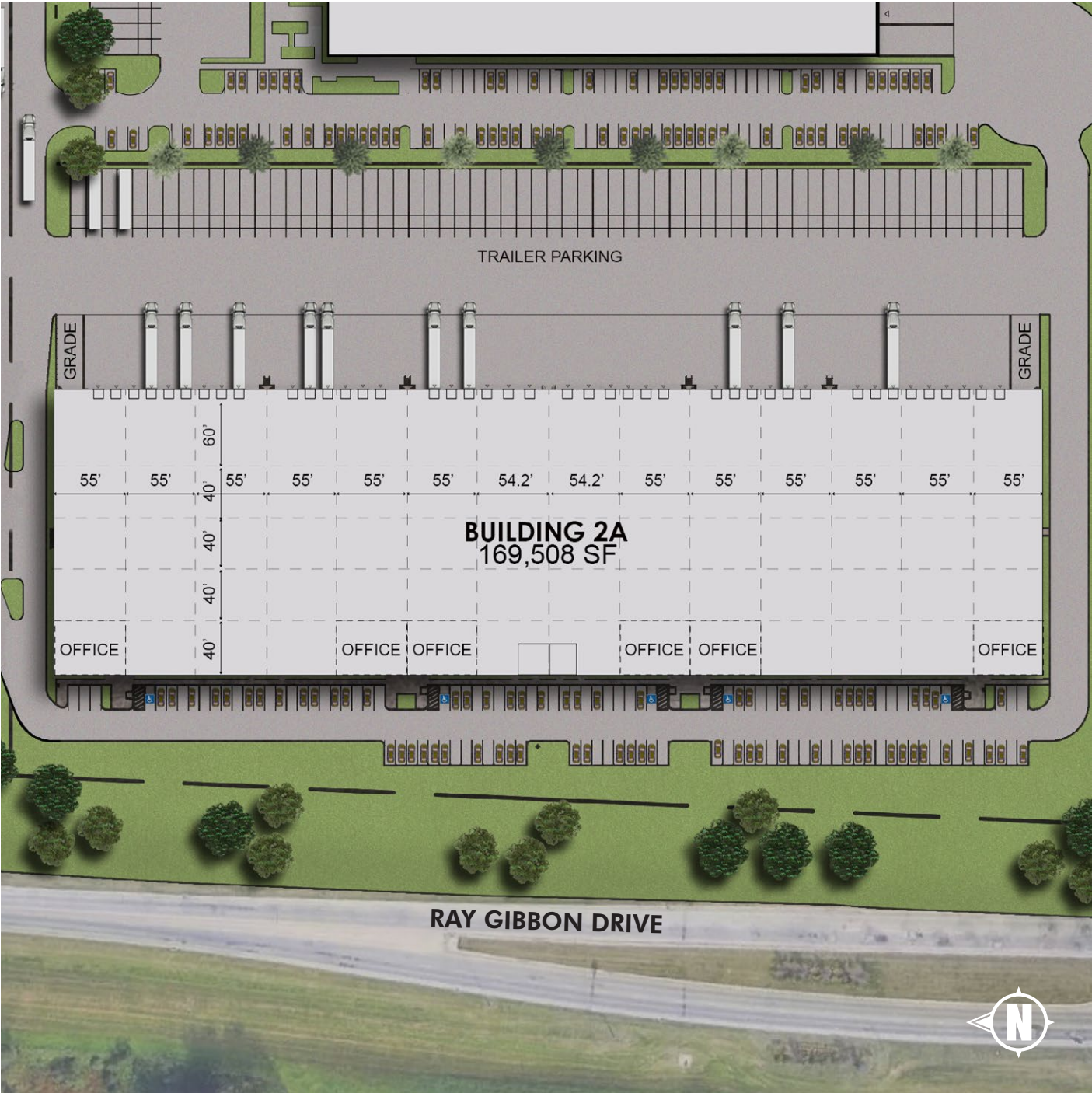
Floor Thickness	8" Reinforced Slab
Trailer Parking	62 Stalls
Truck Court	125'
Electrical Services	2,000A, 347/600V 3-Phase Main Power Service
Heating	Forced Air & Radiant Tube in Warehouse
Loading	(36) 9' x 10' Dock (2) 14' x 16' Grade Opportunity for Additional Dock Doors
Load Levellers	40,000 lbs
Lighting	LED
2023 Op Costs	\$4.15 per SF / Annum (estimated)
Lease Rate	Market
Available	Fixturing Q2 2023

BUILDING FEATURES

Building 2A consists of 169,508 sq. ft. scheduled for fixturing in Q2 of 2023. The building will feature 36' clear ceiling height, trailer parking, and attractive facade fronting onto Ray Gibbon Drive.



SITE PLAN



ANTHONY HENDAY BUSINESS PARK

Ray Gibbon Drive & LeClair Way | St. Albert, AB

BUILDING 2B

SPECIFICATIONS

Building	Building 2B
Building Address	11 Richardson Drive, St. Albert
Zoning	CIS - Commercial & Industrial Service
Site Size	12.86 Acres
Building Size	253,973 SF
Available Area	126,985 - 253,973 SF
Construction	IMP Construction & TPO Roof System
Ceiling Height	40' Clear
Column Grid	55' x 35' / 55' x 40' / 55' x 60' (60' Staging Bay)
Bay Depth	430'
Sprinklers	ESFR Sprinklers

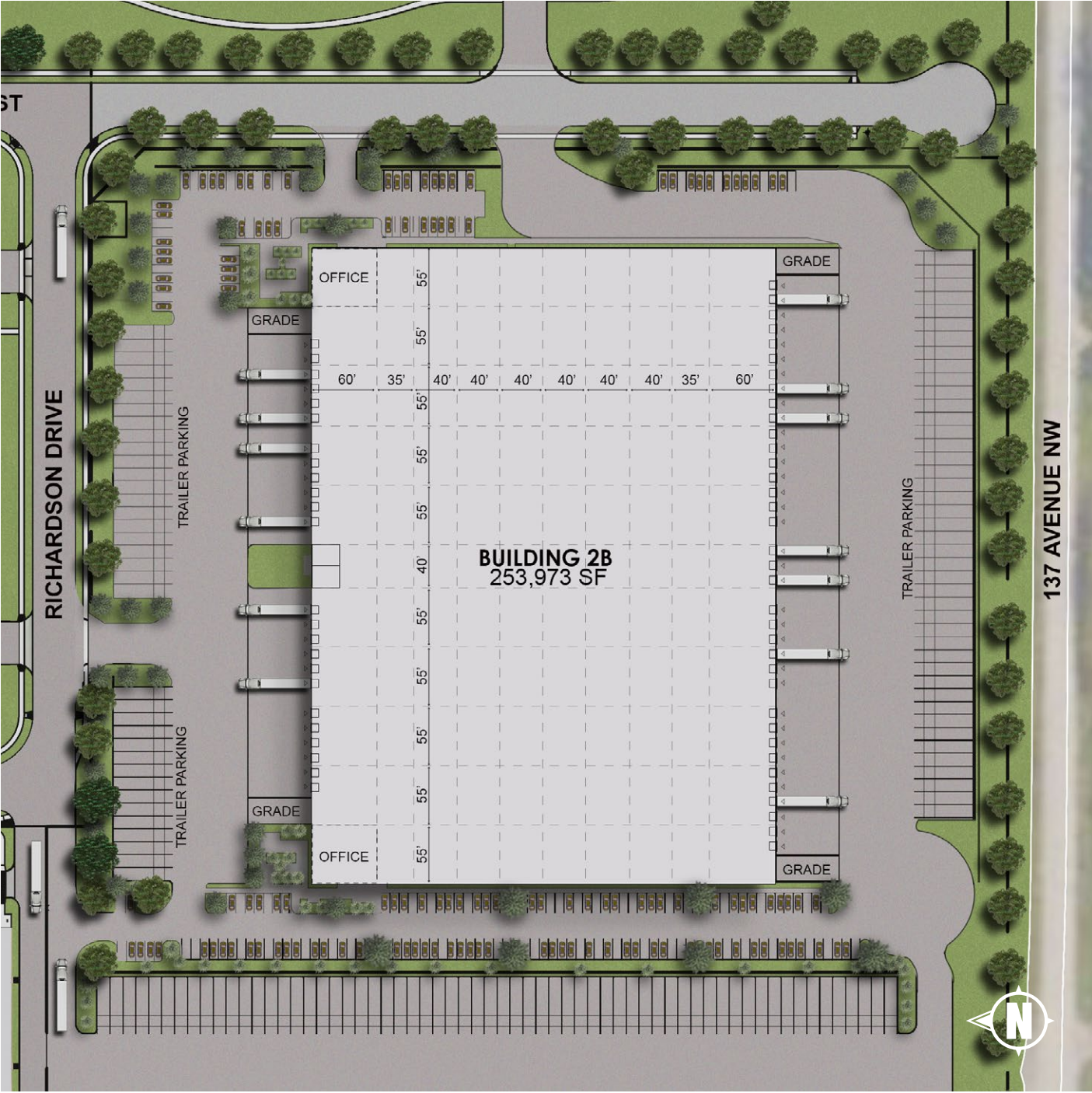
Floor Thickness	10" Reinforced Slab
Trailer Parking	80 Stalls
Truck Court	130'
Electrical Service	2,000A, 347/600V 3-Phase Main Power Service
Heating	Forced Air & Radiant Tube in Warehouse
Loading	(59) 9' x 10' Dock (4) 14' x 16' Grade Opportunity for Additional Dock Doors
Load Levellers	40,000 lbs
Lighting	LED
2023 Op Costs	\$4.15 per SF / Annum (estimated)
Lease Rate	Market
Available	Fixturing Q3 2023

BUILDING FEATURES

This state-of-the-art 253,973 sq. ft. warehouse building will feature cross dock capability and impressive 40' clear ceiling height allowing for increased vertical storage requirements. Building 2B is scheduled for fixturing in Q3 of 2023.



SITE PLAN





Anthony Henday

B u s i n e s s P a r k

CONTACT US

CBRE EDMONTON - INDUSTRIAL TEAM

KEVIN HUGHES

Senior Vice President
+1 780 917 4634
kevin.hughes@cbre.com

GREGG MAIMANN

Senior Vice President
+1 780 917 4632
gregg.maimann@cbre.com

TREVOR SCHMIDT

Vice President
+1 780 917 4641
trevor.schmidt@cbre.com

JORDAN ADAMS

Vice President
+1 780 917 4645
jordan.adams@cbre.com

DANE LOCKE

Vice President
+1 780 917 4648
dane.locke@cbre.com

BRAYLON KLEMCHUK

Senior Sales Associate
+1 780 229 4687
braylon.klemchuk@cbre.com

JAY OLMSTEAD

Sales Representative
+1 780 554 1191
jay.olmstead@cbre.com

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