

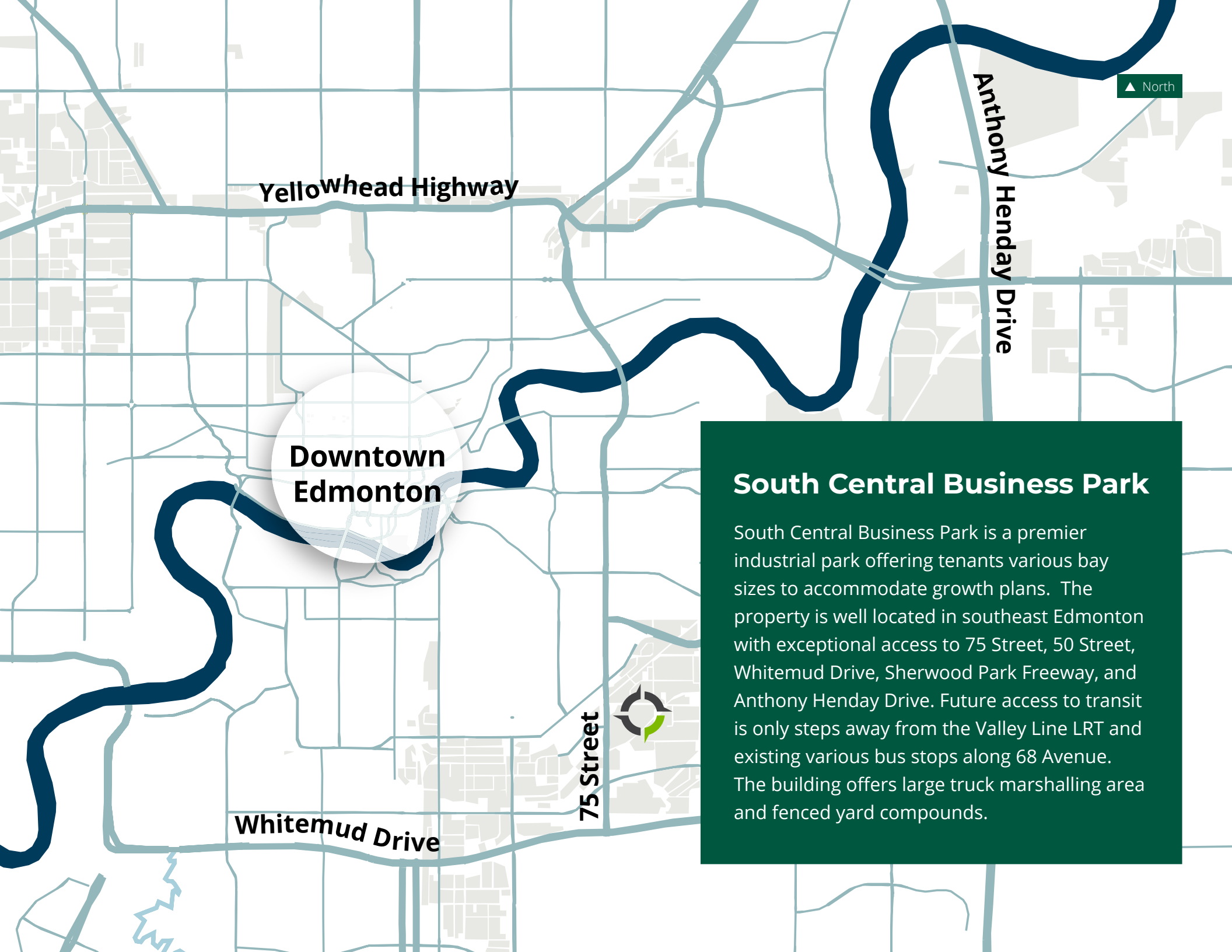


SOUTH CENTRAL BUSINESS PARK

70 Street & 68 Avenue, Edmonton, Alberta

**SOUTH
CENTRAL**
BUSINESS PARK

GWL REALTY
ADVISORS



▲ North

Yellowhead Highway

Anthony Henday Drive

Downtown
Edmonton

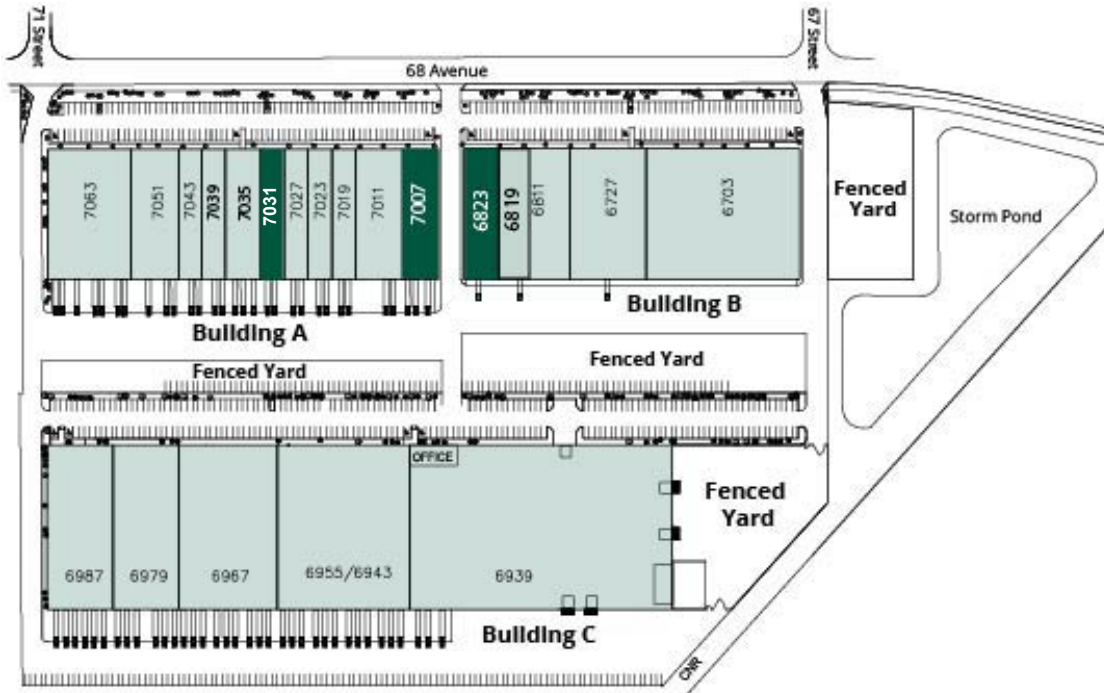
75 Street

Whitemud Drive

South Central Business Park


South Central Business Park is a premier industrial park offering tenants various bay sizes to accommodate growth plans. The property is well located in southeast Edmonton with exceptional access to 75 Street, 50 Street, Whitemud Drive, Sherwood Park Freeway, and Anthony Henday Drive. Future access to transit is only steps away from the Valley Line LRT and existing various bus stops along 68 Avenue. The building offers large truck marshalling area and fenced yard compounds.





Property Details

Building Size	570,044 sq. ft.
Ceiling Height	24' - 28' Clear
Loading	Mix Dock & Grade
Building Depth	220' - 250'
Lease Rate	Market
Additional Rent 2026 est.	Bldg A: \$6.12/sq. ft. Bldg B: \$6.13/sq. ft. Bldg C: \$5.93/sq. ft.

 Coming Soon



Phase I, Building A Unit 7007

Address	7007 - 68 Avenue NW Edmonton, AB
Total Rentable Area	12,846 sq. ft.
Ceiling Height	24' clear
Loading	2 dock - 8' x 10' 1 grade loading - 14' x 16'
Power	600 volt, 200 amps*
Yard	3,000 sq. ft. yard compound
Lease Rate	Market
Additional Rent	\$6.12/sq. ft. (2026 est.)

*To be confirmed by tenant



Phase I, Building A Unit 7031

Address	7031 - 68 Avenue NW Edmonton, AB
Total Rentable Area	8,829 sq. ft.
Ceiling Height	24' clear
Loading	2 dock - 8' x 10'
Power	600 volt, 100 amps*
Yard	2,200 sq. ft. yard compound available for rent
Lease Rate	Market
Additional Rent	\$6.12/sq. ft. (2026 est.)

*To be confirmed by tenant



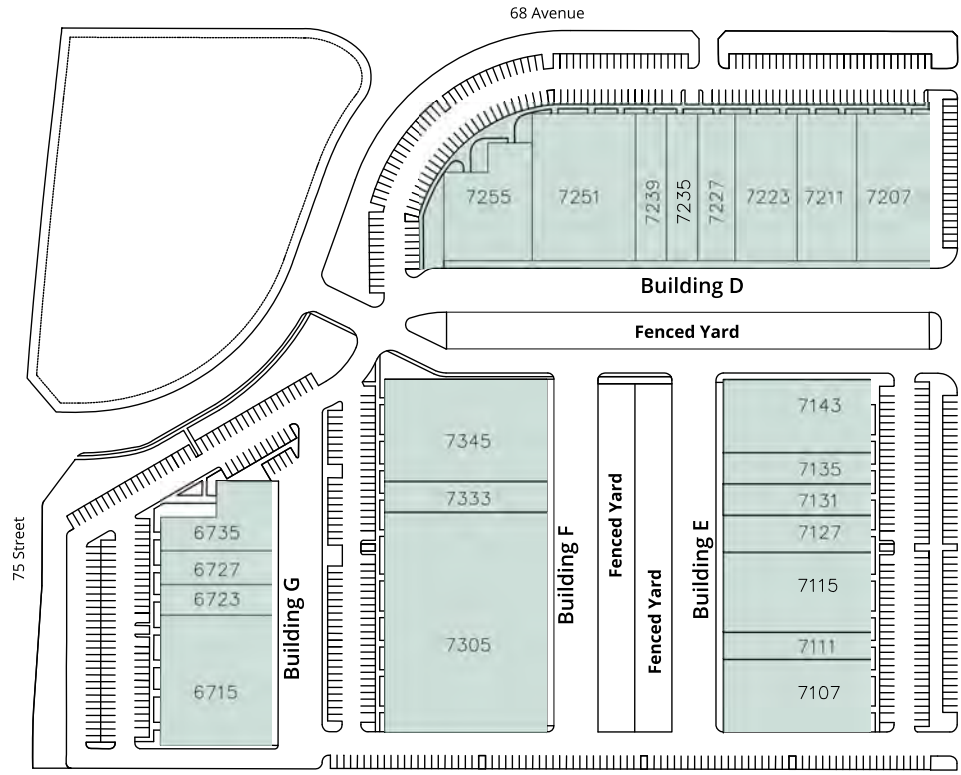
Phase I, Building B Unit 6823

Address	6823 - 68 Avenue NW Edmonton, AB
Total Rentable Area	13,253 sq. ft.
Ceiling Height	24' clear
Loading	1 Grade Loading - 16' x 16'
Crane	5 - Ton Crane
Power	600 volt, 200 amps*
Lease Rate	Market
Additional Rent	\$6.13/sq. ft. (2026 est.)

*To be confirmed by tenant



▲ North



Property Details

Building Size	377,412 sq. ft.
Ceiling Height	24' Clear
Loading	Grade
Building Depth	200'
Lease Rate	Market
Additional Rent 2026 est.	Bldg D: \$6.75/sq. ft. Bldg E: \$6.75/sq. ft. Bldg F: \$6.73/sq. ft. Bldg G: \$7.46/sq. ft.

Coming Soon



Property Overview

A photograph of a modern industrial building with a tan facade and large glass windows. The building is long and low, with a series of windows along its side. The sky is blue with some clouds.

About GWL Realty Advisors

GWL Realty Advisors is a leading Canadian real estate investment advisor with a broad scope of management expertise in all asset classes. Our team has extensive experience in all facets of real estate investment, management and development in the office, industrial and multi-tenant sectors. Our vision is to shape the environment by exceeding the expectations of our investors, partners, tenants and employees. Our commitment is to deliver value with leading standards through integrity, innovation and teamwork. GWL Realty Advisors is a wholly-owned subsidiary of Canada Life.





▲ North

**SOUTH
CENTRAL**
BUSINESS PARK

68 Avenue

75 Street

**Davies
LRT Station**

Contact Us

Angela Wu-Kemp

Director, Leasing

Direct: 587 412 5580

Cell: 587 930 7814

Email: Angela.WuKemp@gwlra.com

GWL Realty Advisors, Edmonton

10065 Jasper Avenue, Suite 800

Edmonton, AB T5J 3B1

Phone: 780 944 1222

Fax: 780 428 4047

gwlra.com



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