



Building 3 | Coming Q1 2022



FOR LEASE

41 AVENUE SW & EWING TRAIL,
EDMONTON, AB

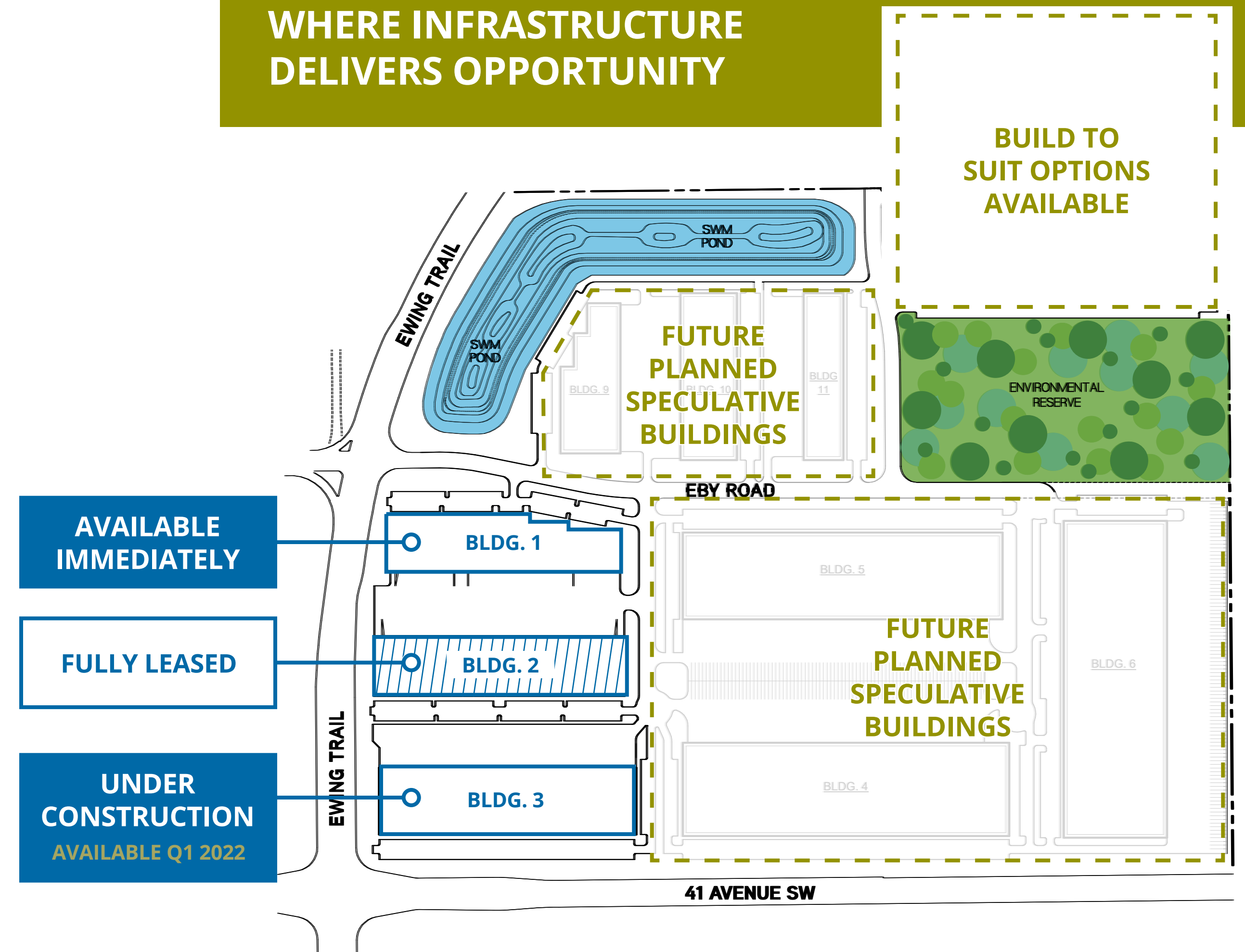
WHY SOUTHPORT CROSSING?

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 to 2, planned Building 3**, as well as custom design opportunities on site as we will build to suit your requirement.

WHERE INFRASTRUCTURE DELIVERS OPPORTUNITY



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.

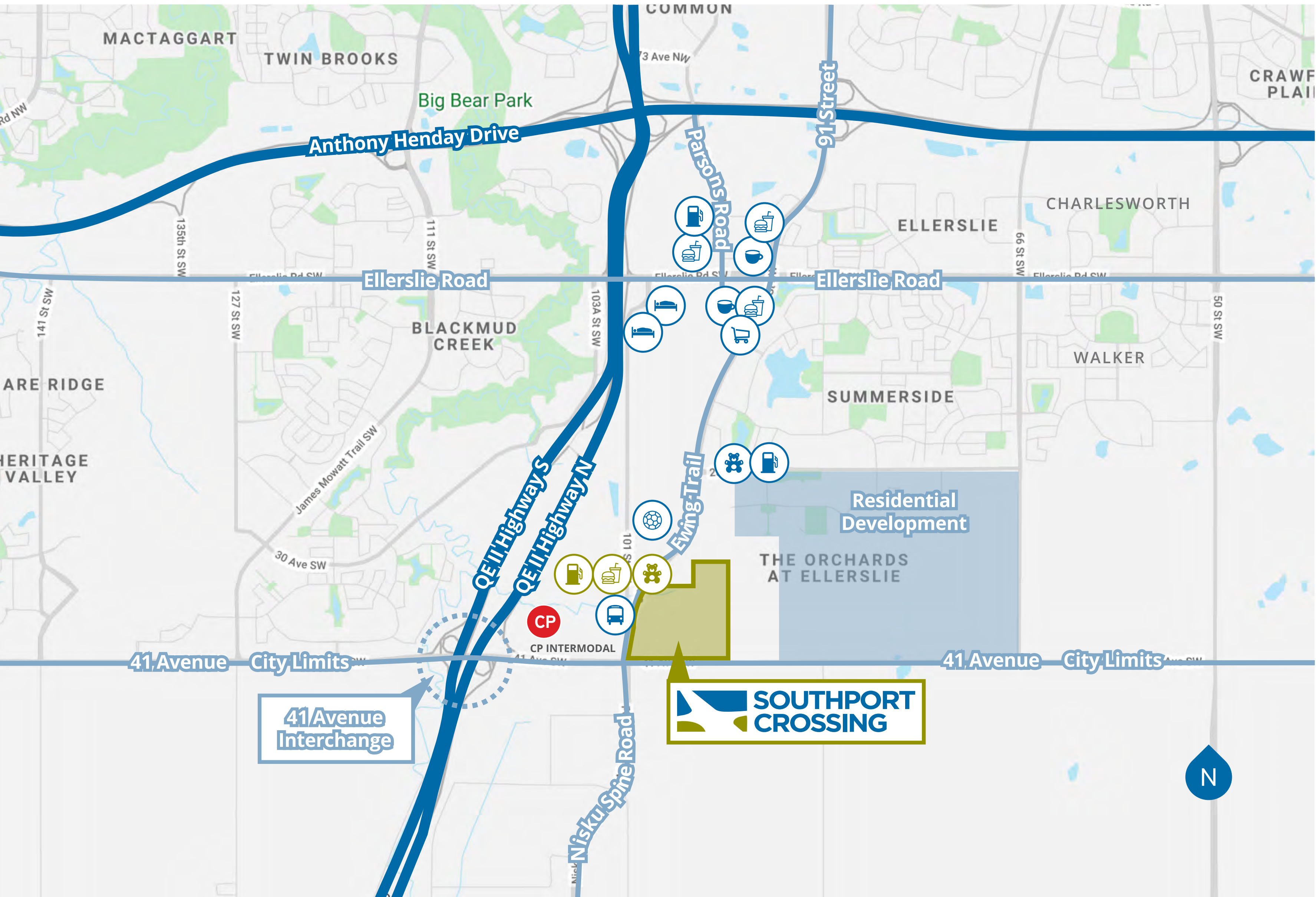
Southport Crossing’s location provides strategic benefits allowing access for customers, timely movement of goods in all directions, and proximity to a labour pool as well as amenities.

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

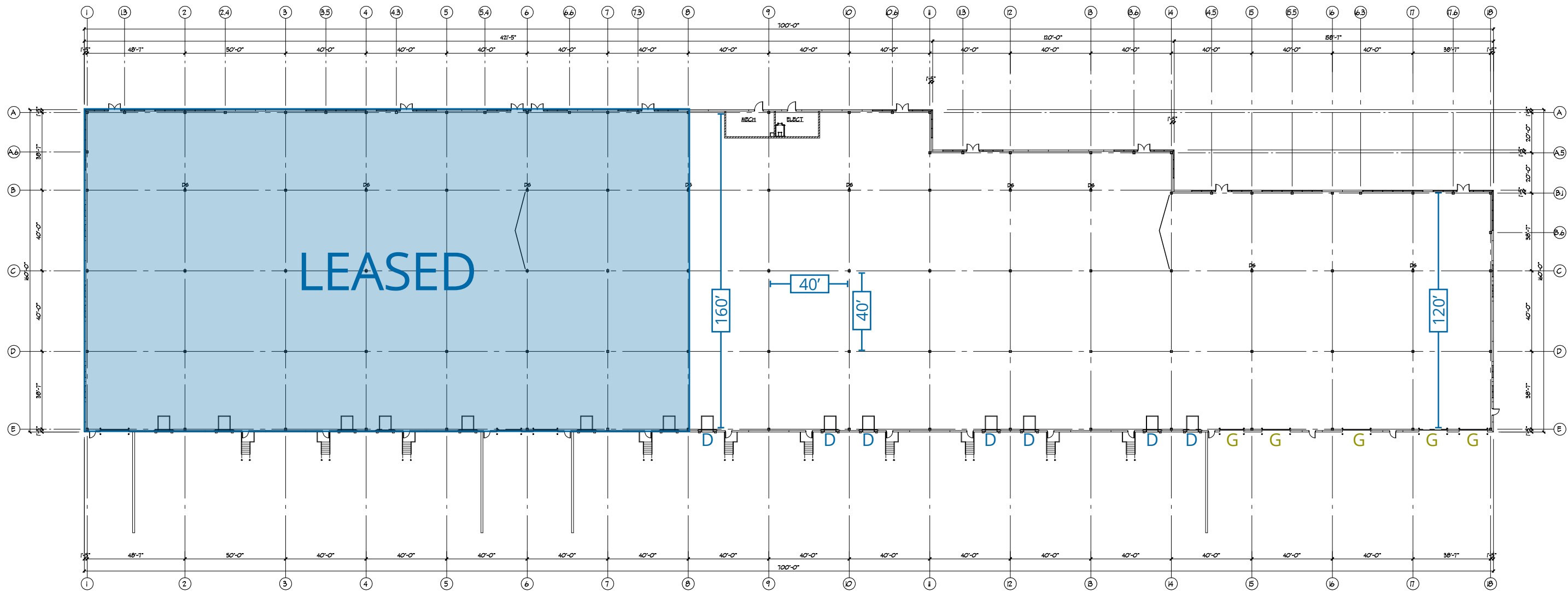
QE II / Anthony Henday	N: 73,510 vehicles S: 100,820 vehicles
QE II / Ellerslie Road	N: 73,510 vehicles S: 100,820 vehicles
QE II / Airport Road	N: 73,510 vehicles S: 100,820 vehicles

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

BUILDING 1

AVAILABLE IMMEDIATELY

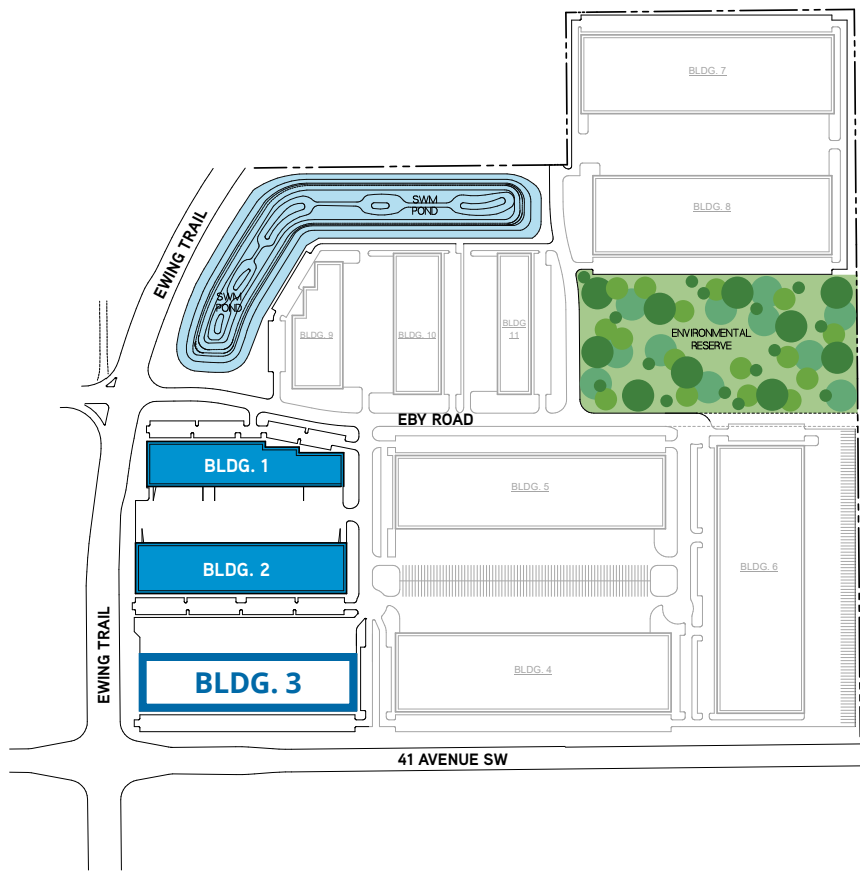
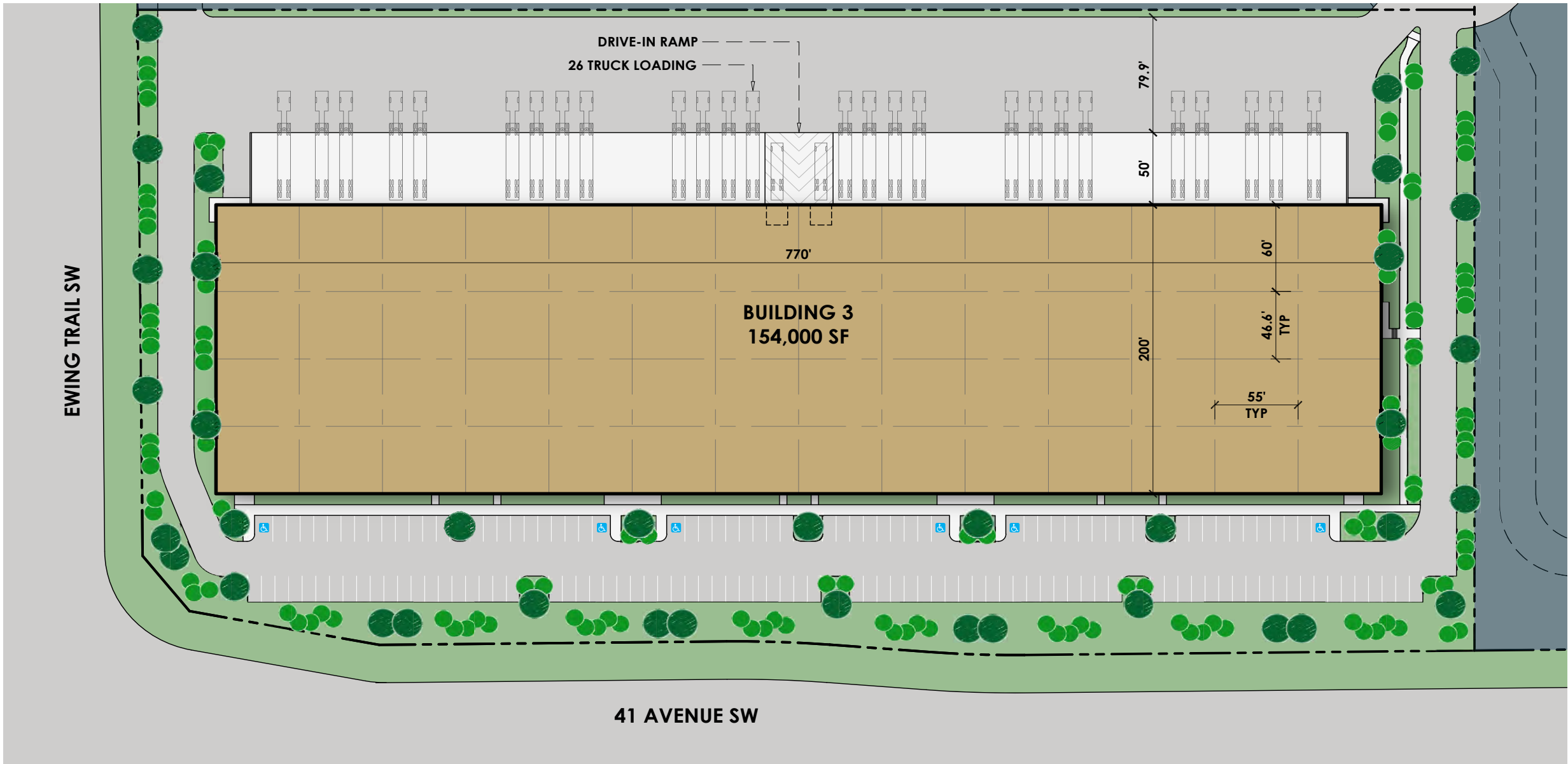
Address	1005 Eby Road SW
Remaining SF	9,600 SF - 55,200 SF
Total Building Size	103,250 SF
Zoning	EIM (Ellerslie Medium Industrial)
Grade Doors	(1) 12' x 14' & (4) 14' x 16'
Dock Doors	(7) 9' x 10'
Future Dock Doors	10
Dock Levelers	40,000 lbs
Clear Height	24'
Building Depth	120' - 160'
Column Grid	40' 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	Market
Op. Costs	\$4.49 PSF (2021 Budget)



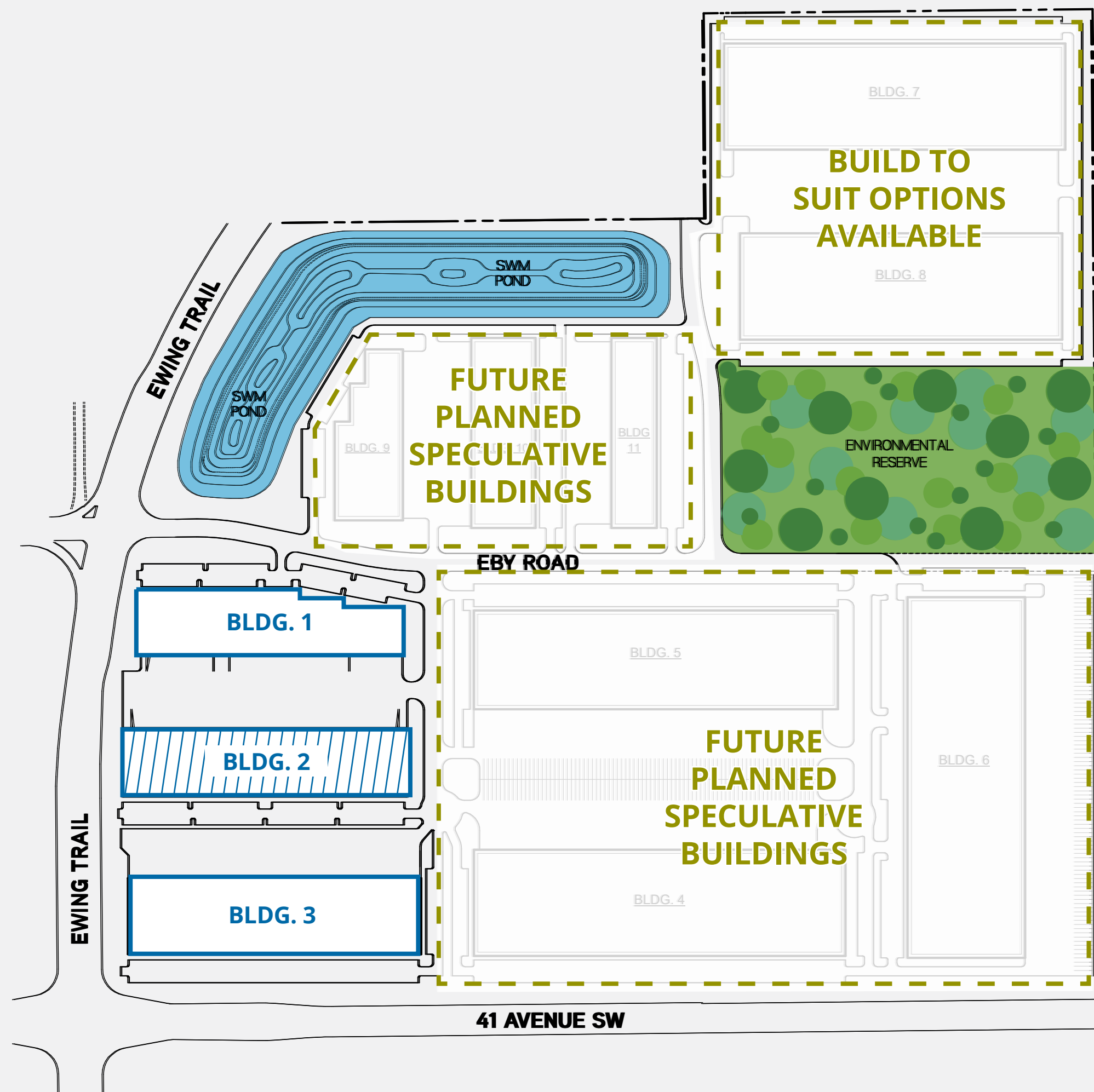
BUILDING 3

AVAILABLE Q1 2022

Address	41 Ave SW & Ewing Trail SW
Remaining SF	22,000 - 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'
Future Dock Doors	8
Dock Levelers	40,000 lbs
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	Market
Op. Costs	TBD



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

CONSTRUCTION

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.

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.





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