

WHERE INFRASTRUCTURE DELIVERS OPPORTUNITY



41 AVENUE SW & EWING TRAIL, EDMONTON, AB

 **SOUTHPORT
CROSSING**

 **amazon**

**QE II HIGHWAY SOUTHBOUND
(CALGARY TRAIL)**

**QE II HIGHWAY NORTHBOUND
(GATEWAY BOULEVARD)**

CP
INTERMODAL

41 AVENUE SW



SOUTHPORT CROSSING

WHY SOUTHPORT CROSSING?

Because Southport Crossing will be far more than a typical business park presenting a collection of warehouses. It will become an exceptional property that will be synonymous with quality and will be recognized as a superior offering. Southport Crossing will appeal to companies seeking a professional environment with curb appeal that projects a progressive company image that helps secure and retain the best people. Southport Crossing will develop into an enduring, first class, quality business park featuring:

- › 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

The 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 planned Buildings 1 to 2, as well as custom design opportunities on site as we will build to suit your requirement.

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.

DEVELOPMENT TEAM

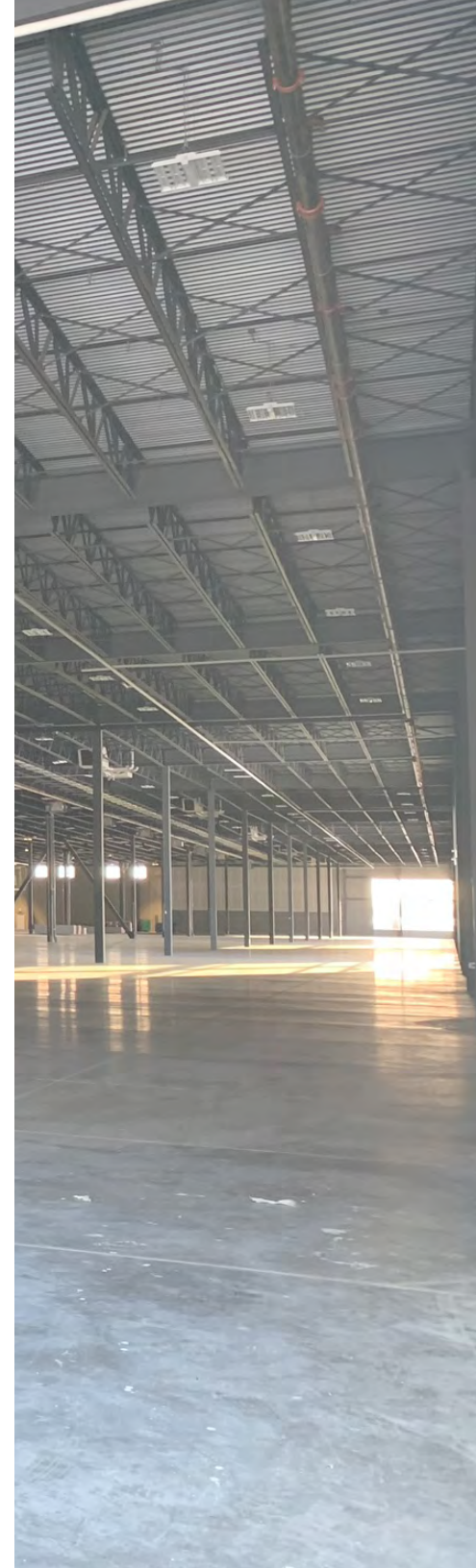


BentallGreenOak is one of the largest global real estate investment advisors and one of the North America's foremost providers of real estate development and property management services. For over 100 years, BentallGreenOak has built its reputation as leaders in real estate on the strength of our industry expertise and a relentless commitment to prioritizing our client relationships and putting their needs first.

CONSTRUCTION TEAM



Since 1978, Elan Construction has been forging a reputation for greatness. With local, national and international projects alike, we've crafted everything from low-rise warehousing to city landmarks. The company David C. Poulsen founded in Calgary has grown a lot over the years, but as we pass Elan from one generation to the next, we never lose touch with the hands-on philosophy we were built on.





ANTHONY HENDAY RING ROAD

MACEWAN

BLACKBURNE

RICHFORD

91 STREET

91 STREET

ELLERSLIE

ELLERSLIE ROAD

THE VILLAGE AT
BLACKMUD CREEK

BLACKMUD
CREEK

RUTHERFORD

ELLERSLIE
INDUSTRIAL

SUMMERSIDE

66 STREET

QE II HIGHWAY (S)
QE II HIGHWAY (N)

CALLAGHAN

ALLARD

41ST AVE
INTERCHANGE

Coming Soon:
7-11, Pizza, Daycare



CP INTERMODAL



SOUTHPORT
CROSSING

EWING TRAIL

RESIDENTIAL
DEVELOPMENT

41 AVENUE

amazon



Edmonton
International
Airport

N

LOCATION & ACCESS

Located on the northeast corner of Ewing Trail (Parsons Road/91 Street/Nisku Spine Road) and 41 Avenue SW, **the time has arrived for Southport Crossing** as it sits in excellent proximity to recently completed major transportation infrastructure investments including:

- › 41 Avenue SW interchange
- › Ewing Trail
- › Nisku Spine Road
- › New CP Intermodal Yard

In addition, QE II, Anthony Henday Ring Road, Whitemud Freeway, and Edmonton International Airport are all quickly accessed from Southport Crossing. Southport Crossing also enjoys excellent proximity 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.

Southport Crossing’s location will provide 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 as it provides outstanding access to the QE II Highway.

Opened in November 2015, 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.

The 41 Avenue SW interchange is already adjusting traffic flow/patterns as it connects south Edmonton communities with industrial/business districts in Edmonton and Leduc, and Southport Crossing is a key beneficiary.

Southport Crossing is adjacent to a rapidly expanding residential community where Summerside & Orchards neighbourhoods are growing by approximately 1,000 residents per year.



[Click to download
Future Residential
Development Plans](#)



RESIDENTIAL DEVELOPMENT

Driving Distances from Southport Crossing to:

<i>QE II</i>	<i>±1.0 km</i>
<i>Anthony Henday</i>	<i>±5.5 km</i>
<i>Whitemud Freeway</i>	<i>±9.5 km</i>
<i>Highway 19</i>	<i>±7.5 km</i>
<i>EIA</i>	<i>±12 km</i>

Traffic Counts:

<i>QE II @ Anthony Henday</i>	<i>N: 73,510 vehicles S: 100,820 vehicles</i>
<i>QE II @ Ellerslie Road</i>	<i>N: 93,710 vehicles S: 89,540 vehicles</i>
<i>QE II @ Airport Road</i>	<i>N: 85,990 vehicles S: 67,910 vehicles</i>



OPPORTUNITIES

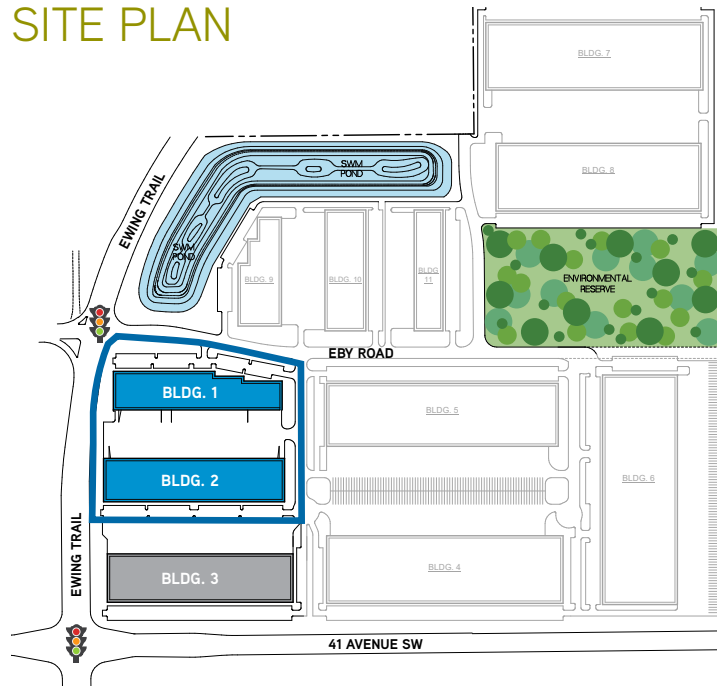
LEASING

The buildings are distinguished by their design & quality - including design & construction & recently acquiring LEED® certification. The quality construction and ideal location provides excellent advantages to a broad spectrum of tenant types including quasi-retail / showroom industrial and distribution / logistics.

BUILD TO SUIT

If Buildings 1 & 2 don't meet your requirement but this excellent strategic location is ideal for your business then consider a build to suit option as Southport Crossing will provide a custom design facility solution that meets your needs.

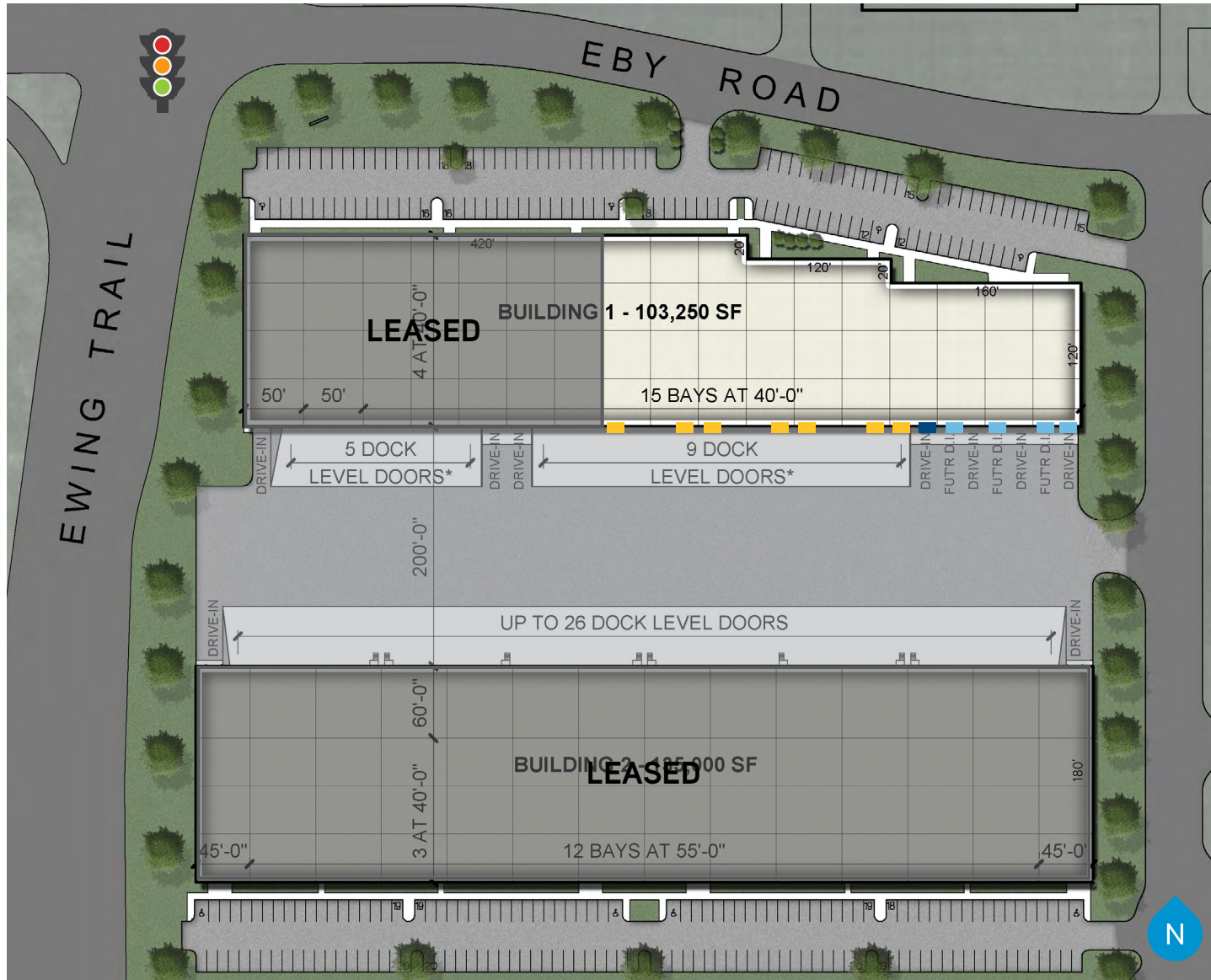
SITE PLAN



BUILDING DETAILS

FEATURES	BLDG. 1	BLDG. 2
Available	Immediately	Immediately
Remaining Available	9,600 SF - 55,200 SF	Fully Leased
Total Building Size	103,250 SF	135,000 SF
Zoning	EIM (Ellerslie Medium Industrial)	
Grade Doors	(1) 12' x 14' & (4) 14' x 16'	14' x 16'
Dock Doors	(7) 9' x 10'	9' x 10'
Future Dock Doors	10	12
Dock Levelers	40,000 lbs	40,000 lbs
Clear Height	24'	28'
Building Depth	120' - 160'	180'
Column Grid	40' x 40' & 50' x 40'	45' x 40' & 55' x 40'
Electrical (main)	2000 amp, 347/600 volt, 3 phase, 4 wire	
Floor Slab	6"	7"
HVAC	Gas-fired unit heaters & ceiling fans	
Parking	130 stalls	154 stalls
Asking Rate	Market	Market
Op. Costs	\$3.97 PSF (2020 Budget)	\$3.59 PSF (2020 Budget)

SITE PLAN



BUILDING DETAILS

Sprinklered	ESFR w/ fire pump
Parking	Surface Stalls
Lighting	LED w/ motion sensors

LEGEND

	12' x 14' Grade Loading
	14' x 16' Grade Loading
	Dock Loading
	Leased



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