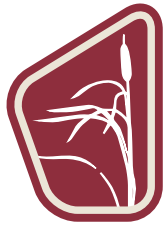


FOR LEASE



CBRE



AnthonyHenday

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

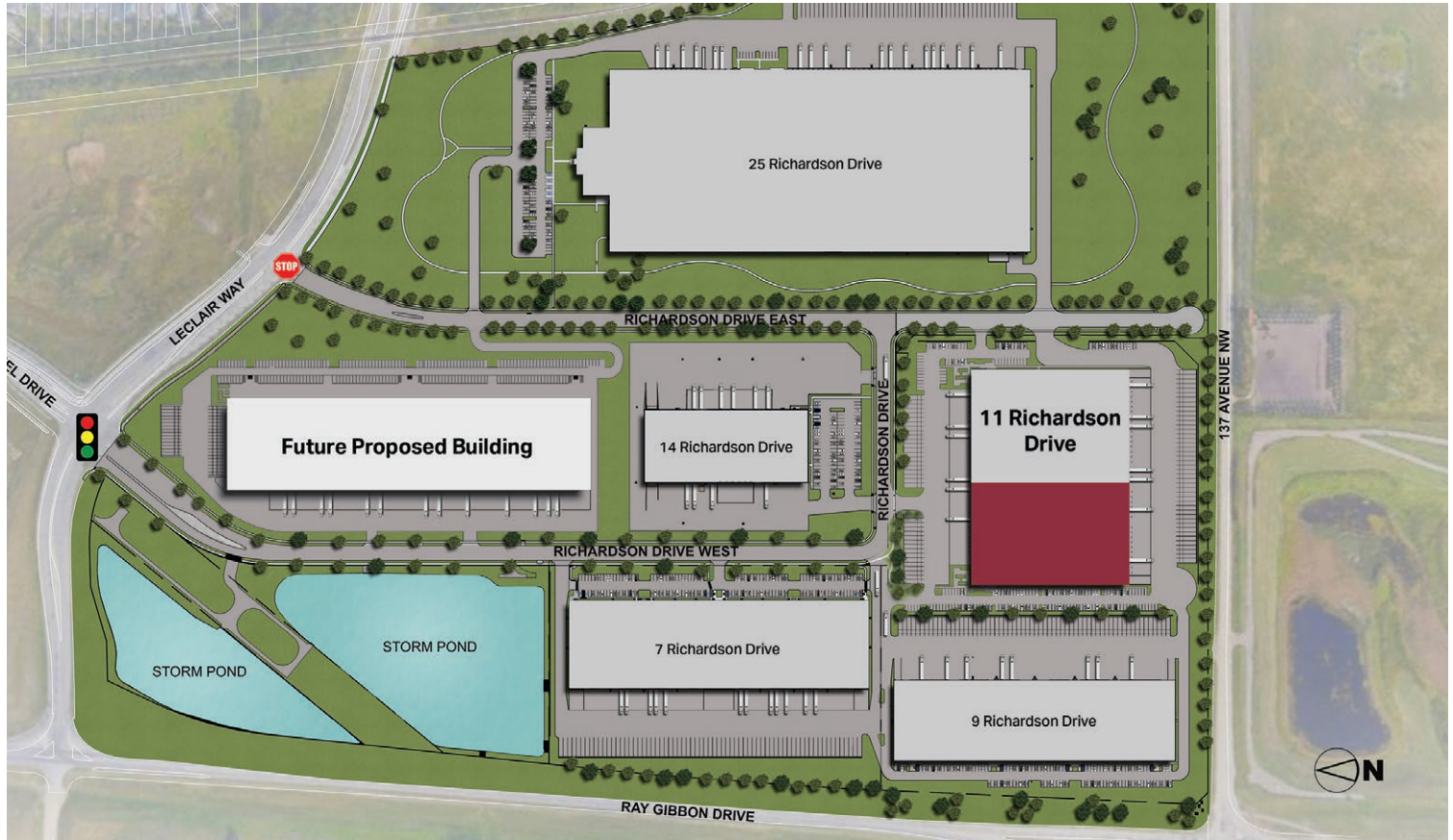
11 RICHARDSON DRIVE, ST. ALBERT
117,977 SQ. FT. REMAINING

NEW MULTI-TENANT CLASS "A" INDUSTRIAL DUAL LOAD WAREHOUSE



ANTHONY HENDAY BUSINESS PARK

11 Richardson Drive | St. Albert, AB



ANTHONY HENDAY BUSINESS PARK

Located in the City of St. Albert, Anthony Henday Business Park has 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.

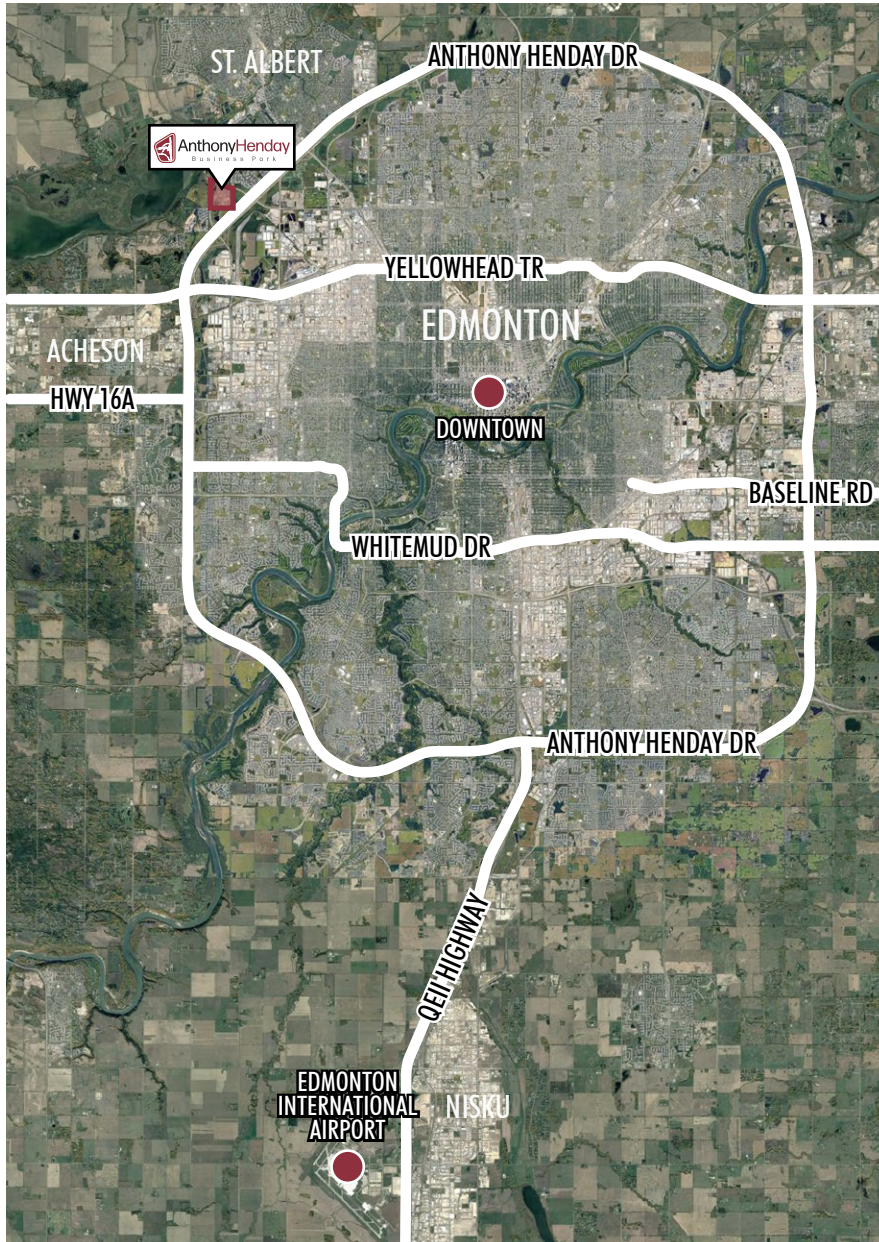
COMING SOON: BUILDING 3

- Building 3 will add an additional 257,584 sq. ft. of distribution warehouse space to Anthony Henday Business Park.

LEED CORE + SHELL

- Building 2B will achieve LEED Certification under the Building Design and Construction Category (BD+C).

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

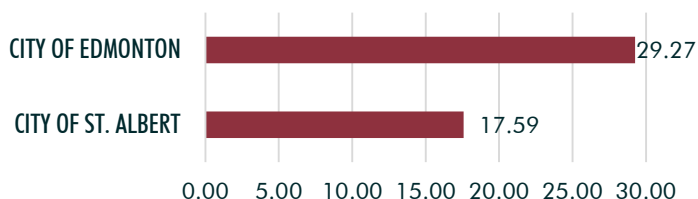
35 MIN

To Edmonton International Airport

PROPERTY TAX ADVANTAGE

- 49.8% lower property taxes compared to the City of Edmonton. This translates into lower operating costs for tenants of Anthony Henday Business Park.

2026 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.
- Ray Gibbon Drive Twinning Project: Phase 4 anticipated completion 2029.

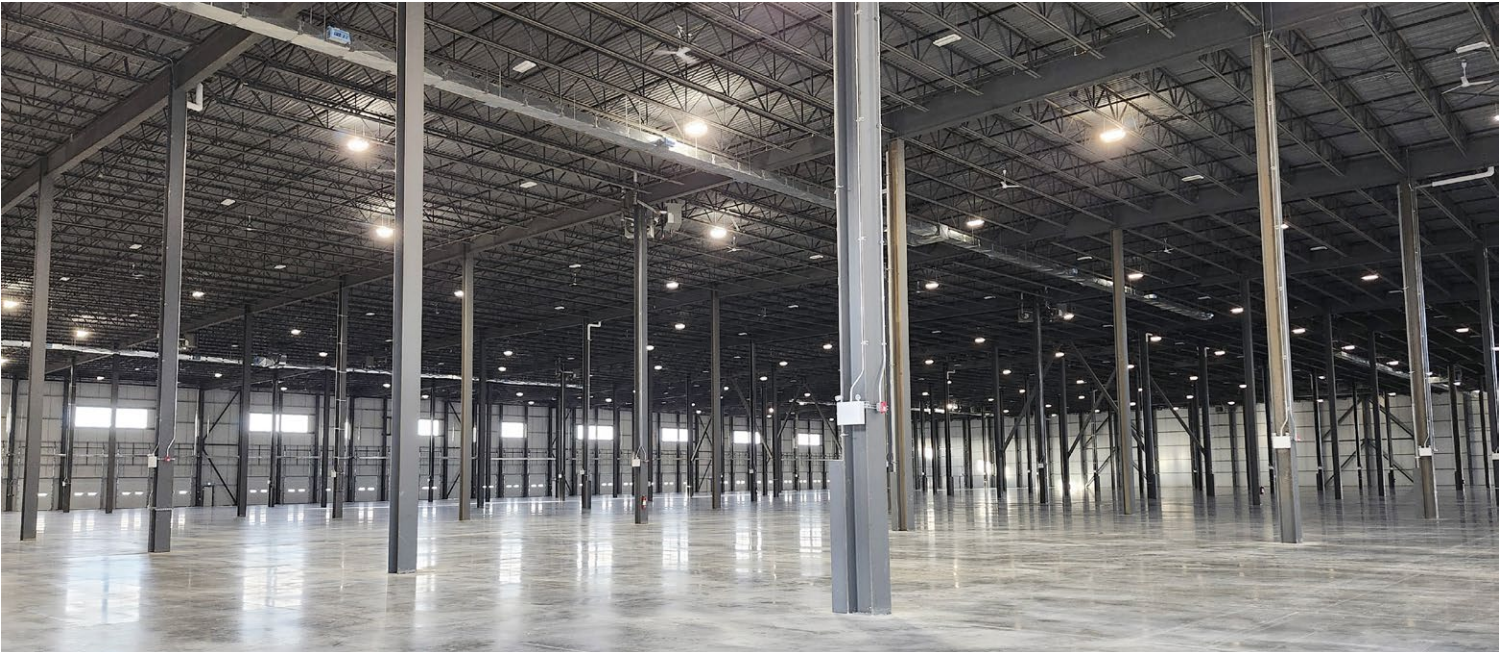
BUILDING 2B

SPECIFICATIONS	
Zoning	ICS - Commercial & Industrial Service
Site Size	12.86 Acres
Available Area	117,977 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	240 mm steel fibre reinforced slab on grade to support 17,500 lb racking load
Trailer Parking	33 Stalls

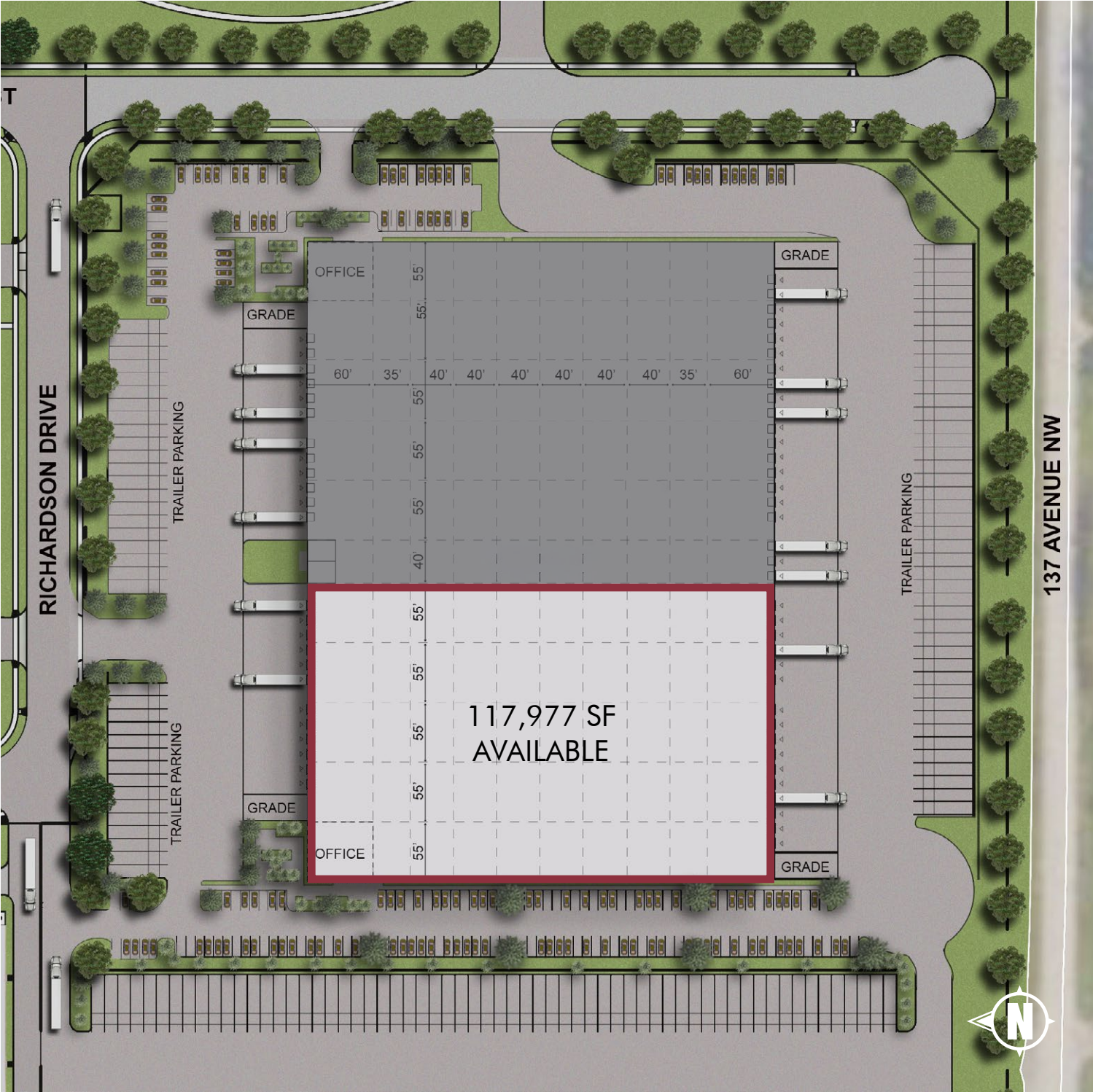
Truck Court	130'
Electrical Service	2,000A, 347/600V 3-Phase Main Power Service
Heating	Forced Air & Radiant Tube in Warehouse
Loading	(28) 9' x 10' Dock (2) 14' x 16' Grade Opportunity for Additional Dock Doors
Load Levellers	40,000 lbs
Lighting	LED
2026 Op Costs	\$4.68 per SF / Annum (estimated) *excludes management fee
Lease Rate	Market
Available	Immediately

BUILDING FEATURES

This state-of-the-art 253,973 sq. ft. warehouse building features dual load capability and impressive 40' clear ceiling height allowing for increased vertical storage requirements. Only 117,977 sq. ft. remaining!



SITE PLAN





Anthony Henday

Business Park

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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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