



RAMPART BUSINESS PARK SKYLINE INDUSTRIAL

142 Street & 157 Avenue, Edmonton, Alberta

Building III Under Construction Now Pre-Leasing!



MODERN STATE-OF-THE-ART
INDUSTRIAL SPACE SUSTAINABLY DESIGNED

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YOUNG**

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SKYLINE
INDUSTRIAL REIT

CAMGILL
DEVELOPMENT CORPORATION



New industrial 96,726 sf building now pre-leasing

Modern State-of-the-art industrial space at it's best

Located adjacent to Anthony Henday Drive, Skyline Rampart Business Park has been meticulously planned to offer its occupants the highest quality buildings in a location that grants effortless access to every corner of Edmonton and Northern Alberta. Additionally, it provides a wealth of amenities just minutes away for both staff and customers. The state-of-the-art industrial park boasts all of the modern functionality amenities and features, which includes a soaring 28-foot clear ceiling height, enhanced floor slab thickness, and a striking, unique architectural design. Skyline Rampart Business Park's design allows for remarkable flexibility, offering a multitude of design possibilities across the remaining site to cater to the specific needs or custom requirements of tenants.



State of the art distribution space with sustainable design elements incorporated throughout the buildings and the site



Attractive design and curb appeal



Large marshalling areas between buildings

Building III

About the Property

Best in class construction

- Concrete loading aprons
- Excellent access and egress
- Energized parking for staff and clients
- Opportunity for mezzanine development

Options for all businesses

- Space for all business sizes
- Grade and dock loading

Strategic location


- Immediate access to 142 Street
- Only minutes away from major transportation routes including Anthony Henday Drive and St. Albert Trail/HWY 2

Drive times

Anthony Henday Drive (NW)	2 mins
Shopping Centres	3 mins
St. Albert Trail/HWY 2 gateway to Alberta's industrial heartland	6 mins
Downtown	20 mins
Edmonton International Airport	40 mins



Building III

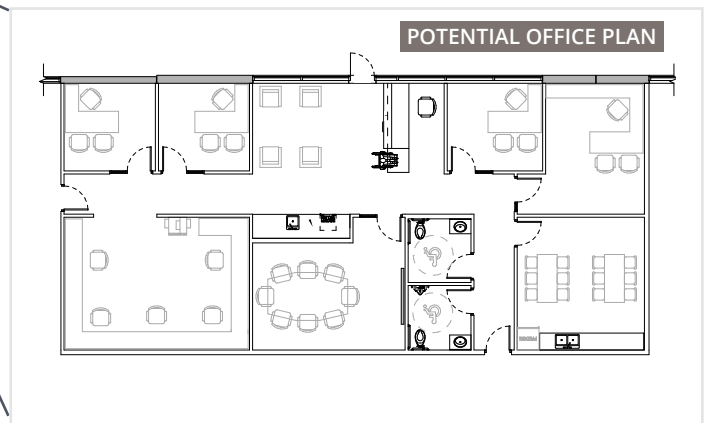
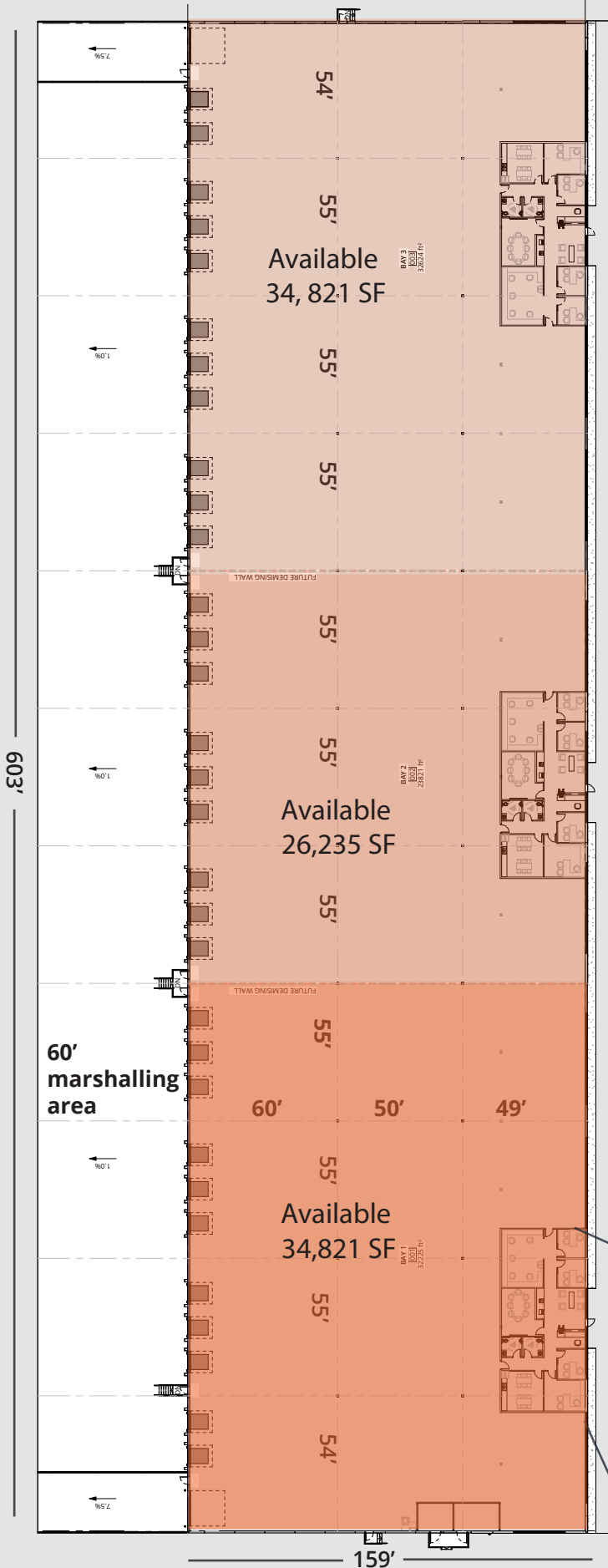
 142 ST NW, Edmonton, AB

Available	Q3 2024
Total rentable area	96,726 sf
Loading	10 x dock (9' x 10') with levellers
Power	347/600 volts, 250 amps
Ceiling Height	32' clear
Flooring	Reinforced 8" floor slab
Zoning	IM - Medium Industrial
Op Costs	TBD
Column spacing	55'
Building depth	159'

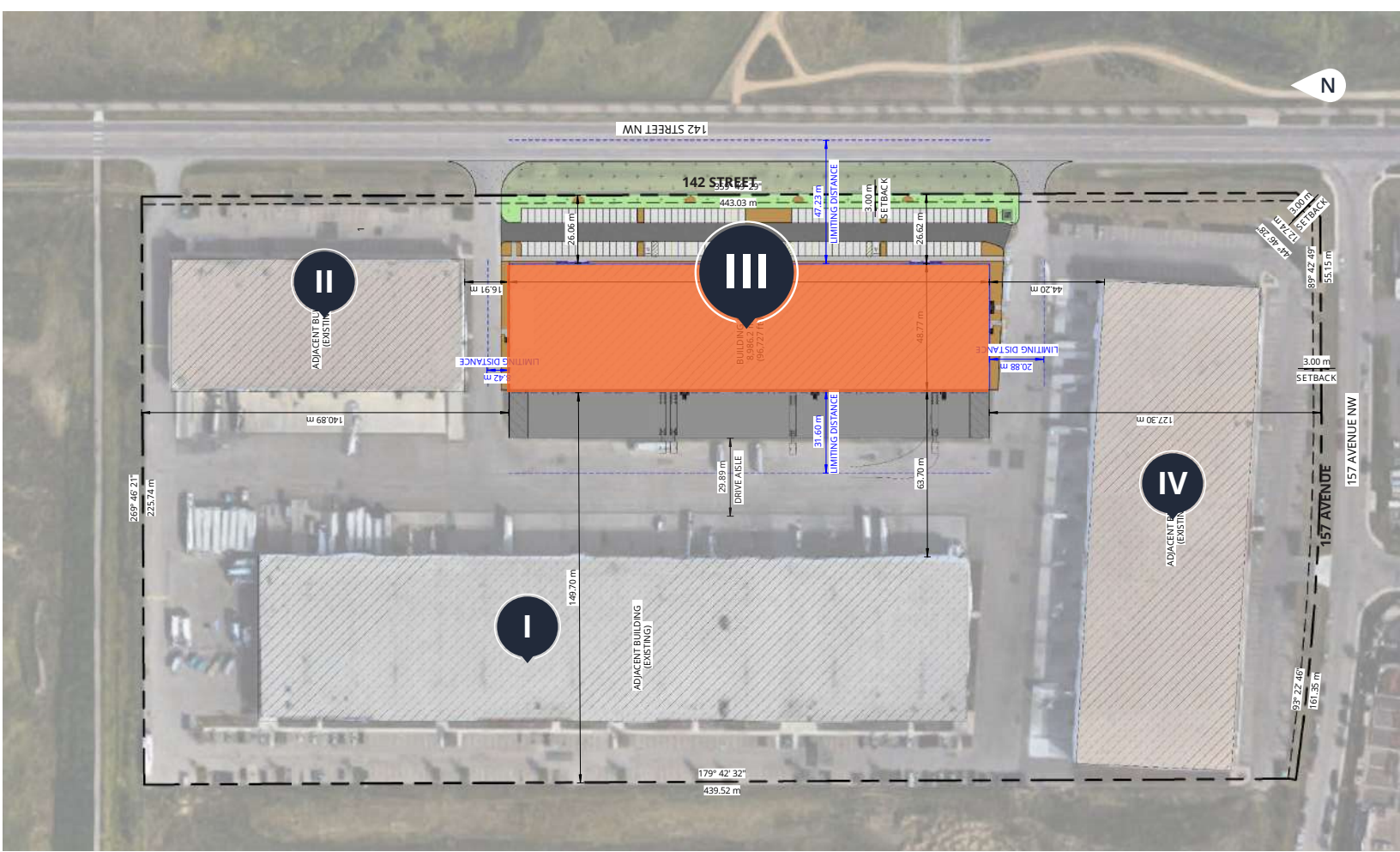
Asking Rate: Market

Features

- Ample office development space which can be built to suit
- 60' marshalling area and 60' speed bay
- Warehouse provides reinforced floor slabs to accommodate increased racking loads, shop office, washrooms, washing station and 9' x 10' loading docks with levellers and electric openers
- State of the art distribution space with sustainable design elements integrated throughout the buildings and site
- Sensored LED lighting throughout warehouse
- Opportunity for mezzanine development
- Tenant improvement allowance available
- Great location with quick access to Anthony Henday Drive, Yellowhead Trail and Highway 16A
- Solar panel ready



Building III





Strong ownership

The Skyline Industrial REIT portfolio comprises professionally managed and maintained industrial real estate in strong and growing Canadian markets with a focus on acquiring modern industrial assets. They believe in strong communication, transparency, and being reliable and proactive to continuously provide clients with excellence and peace of mind operations.



About the developer

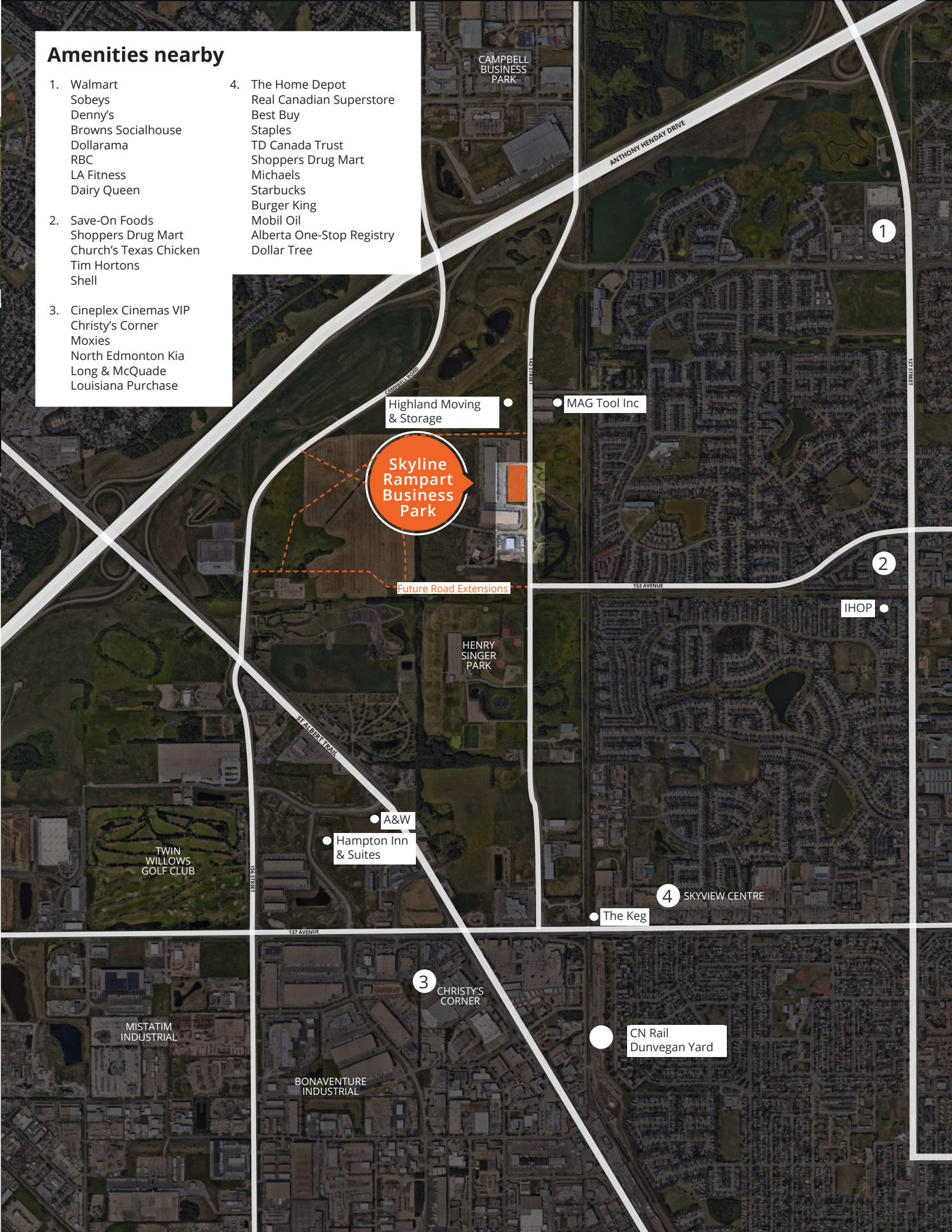
Camgill Development Corporation has more than 30 years of real estate and development experience throughout North America with our current portfolio focused primarily in Western Canada.

The wide-ranging experience and enterprising spirit of our principals translate into a very diverse portfolio of real estate including shopping centers, industrial buildings, office space, residential, vineyards and development lands.



Amenities nearby

1. Walmart
Sobeys
Denny's
Browns Socialhouse
Dollarama
RBC
LA Fitness
Dairy Queen
2. Save-On Foods
Shoppers Drug Mart
Church's Texas Chicken
Tim Hortons
Shell
3. Cineplex Cinemas VIP
Christy's Corner
Moxies
North Edmonton Kia
Long & McQuade
Louisiana Purchase
4. The Home Depot
Real Canadian Superstore
Best Buy
Staples
TD Canada Trust
Shoppers Drug Mart
Michaels
Starbucks
Burger King
Mobil Oil
Alberta One-Stop Registry
Dollar Tree



CAMPBELL
BUSINESS
PARK

ANTHONY HENDAY DRIVE

1

Highland Moving
& Storage

MAG Tool Inc

Skyline
Rampart
Business
Park

Future Road Extensions

2

IHOP

HENRY
SINGER
PARK

ST ALBERT TRAIL

A&W

Hampton Inn
& Suites

TWIN
WILLOWS
GOLF CLUB

4 SKYVIEW CENTRE

The Keg

3
CHRISTY'S
CORNER

CN Rail
Dunvegan Yard

MISTATIM
INDUSTRIAL

BONAVENTURE
INDUSTRIAL

153 AVENUE

157 AVENUE

124 STREET

127 STREET

**If you would like more
information on this property
please get in touch.**

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