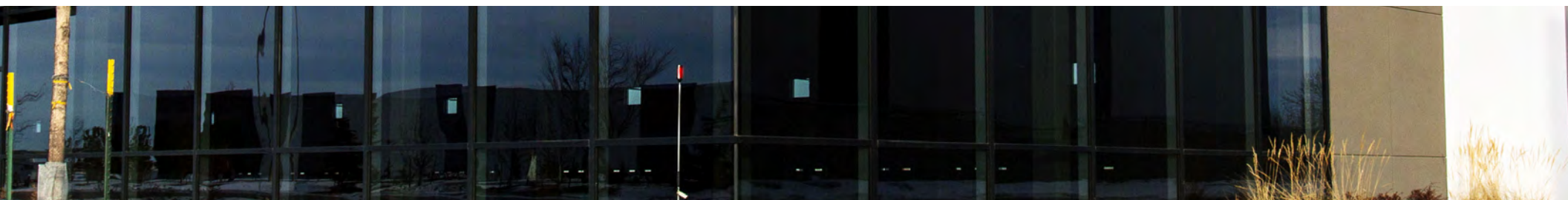




one properties

NORTH | Business
WEST | Park



Overview

Northwest Business Park is ideal for feature showrooms and businesses with high office components, making it a wise choice for a range of industrial users including distribution centres, advanced manufacturing facilities and technology firms.

The property features 1.3 million square feet of space. Situated along the major east/west route of 137 Avenue and the north/south routes of 156 Street and 149 Street, it offers prominent visibility and excellent signage opportunities. Anthony Henday Drive and Yellowhead Highway are easily accessed from the Park, expediting delivery and travel time within Edmonton and other Alberta markets.

ONE Properties' state-of-the-art building design creates a work environment that encourages productivity. It is our experience that providing a clean and attractive site, ease of access with ample parking, and plenty of natural light has a direct impact on the attraction and retention of a highly skilled labour force.

IG Investors Real Property Fund

Founded in 1926, IG Wealth Management is a national leader in delivering personalized financial solutions to Canadians through a network of Consultants located across Canada. In addition to an exclusive family of mutual funds and other investment vehicles, IG offers a wide range of other financial services. IG Wealth Management has over \$92 billion in assets under management as of July 31, 2020 and is a member of the IGM Financial Inc. (TSX: IGM) group of companies. IGM Financial is one of Canada's leading diversified wealth and asset management companies with approximately \$171 billion in total assets under management as of July 31, 2020.

ONE Properties

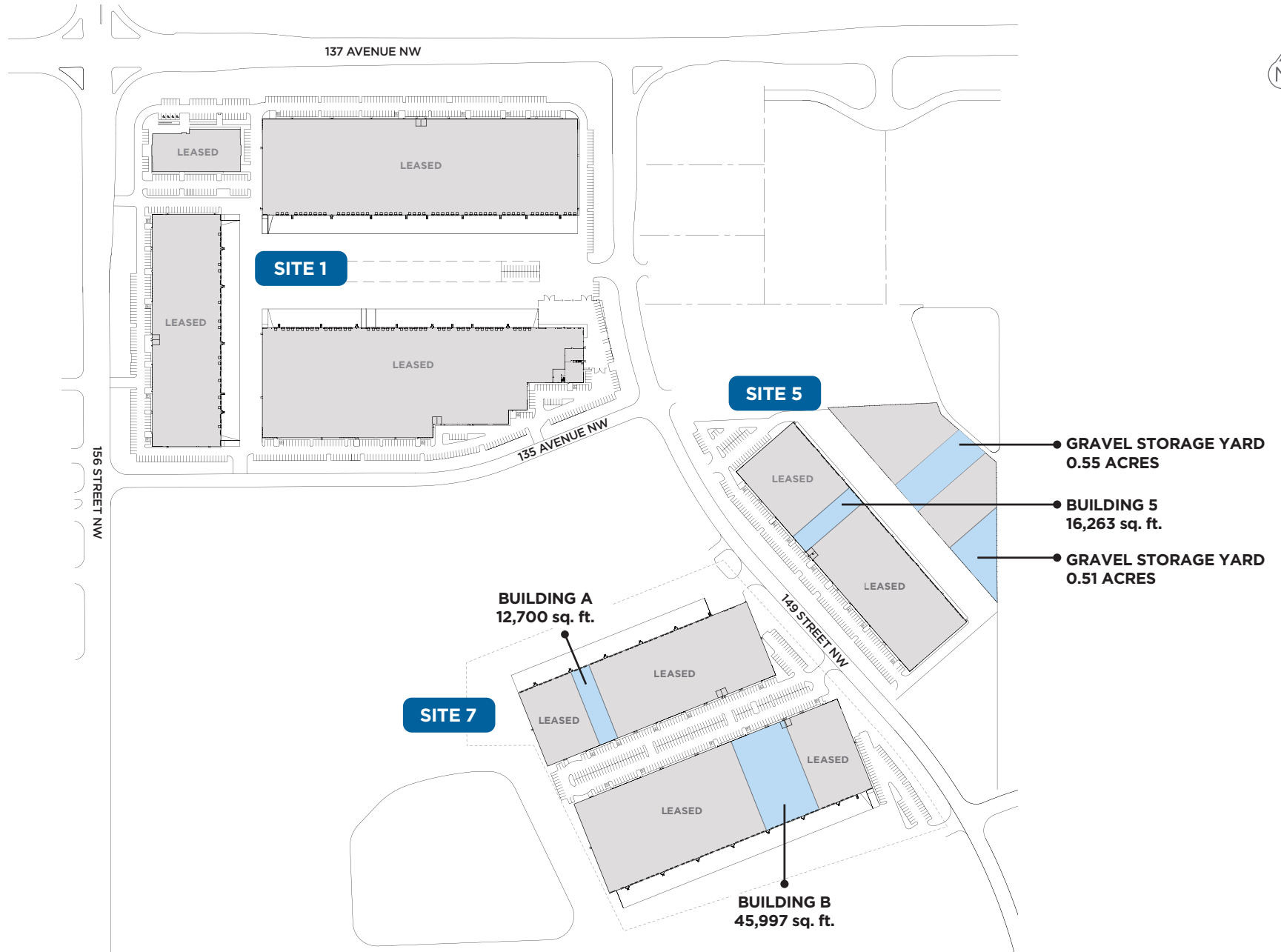
Since 1987, the goal at ONE Properties has been simple, yet powerful — to focus our efforts on real estate that makes a difference in peoples' lives. We believe that what we do matters, and are driven by our core principles of integrity, collaboration and alignment. ONE is privileged to play a central role in developing, owning and managing industrial properties that enable businesses and define communities.

ONE's industrial sites are strategically located within urban markets that are accessible to a diverse range of amenities, public transit and major transportation routes. We have an established reputation for developing quality buildings that are built to the highest standards while integrating the latest innovative features, construction techniques and materials that businesses demand in today's market. When you do business with ONE, you become one with an organization of people connected by a common vision for excellence. We are ONE in the pursuit of success.

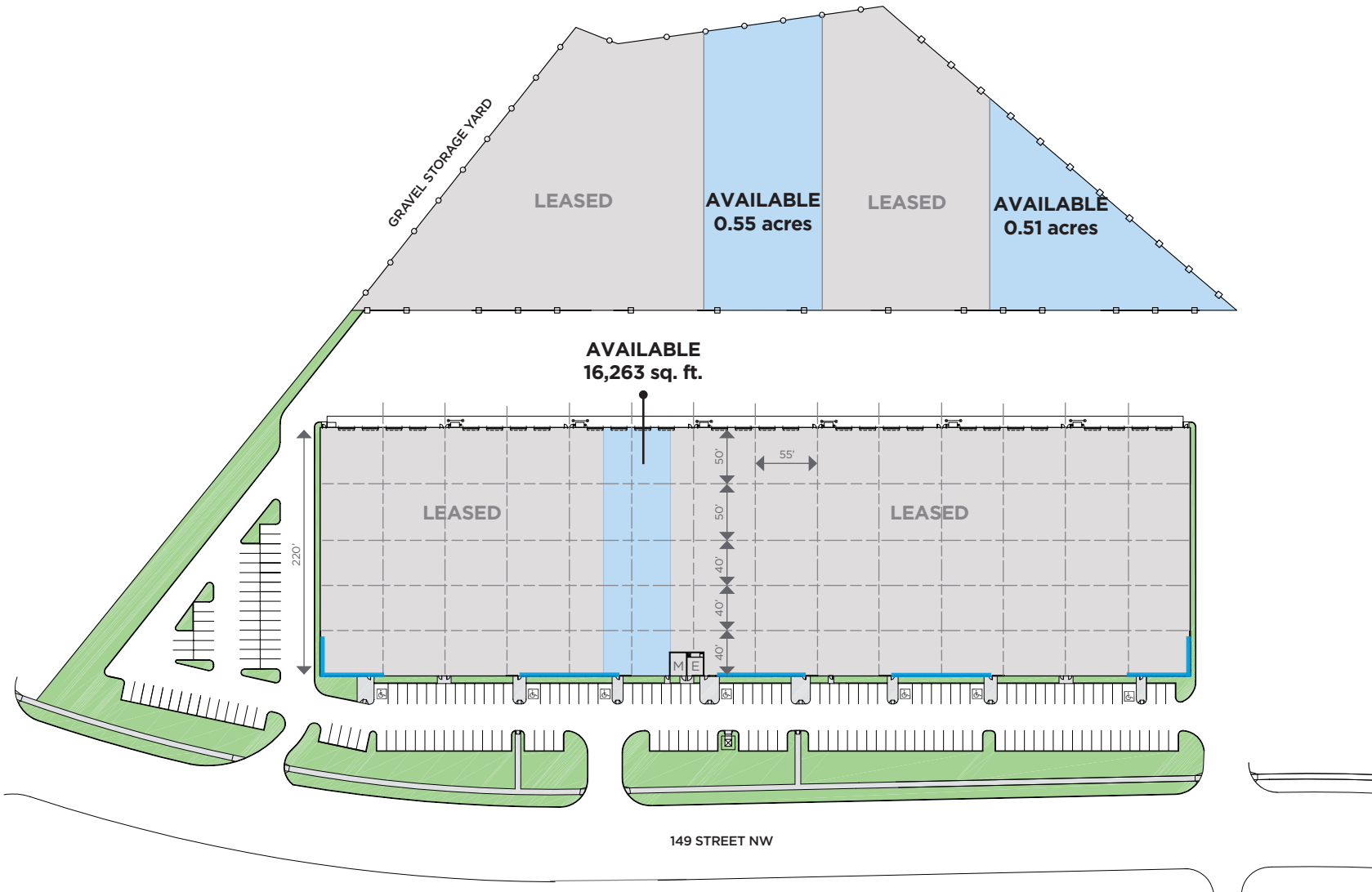
LOCATION MAP



SITE PLAN



SITE 5 - BUILDING 5



Blue line indicates extent of storefront glass.

13443 - 149 Street NW
Total Building Area: 169,400 sq. ft.

SITE 5 - BUILDING 5

FEATURES

- Available immediately
- Operating costs (2021): \$4.83 psf
- +/- 16,263 sq. ft. minimum tenant size
- +/- 12,150 sq. ft. bay sizes
- 28 ft. clear height
- 50 ft. x 55 ft. marshalling bays
- ESFR sprinkler system
- 10,000 lb. racking point load
- T5 high output lighting
- Multiple drive-in door capability
- 2.83 acres of storage yard (0.4 acres per two-bay tenant)
- Industrial Business (IB) Zone

- Site**
- 10 ft. concrete-grade door aprons
 - Heavy-duty asphalt shared truck court
 - 199 parking stalls available

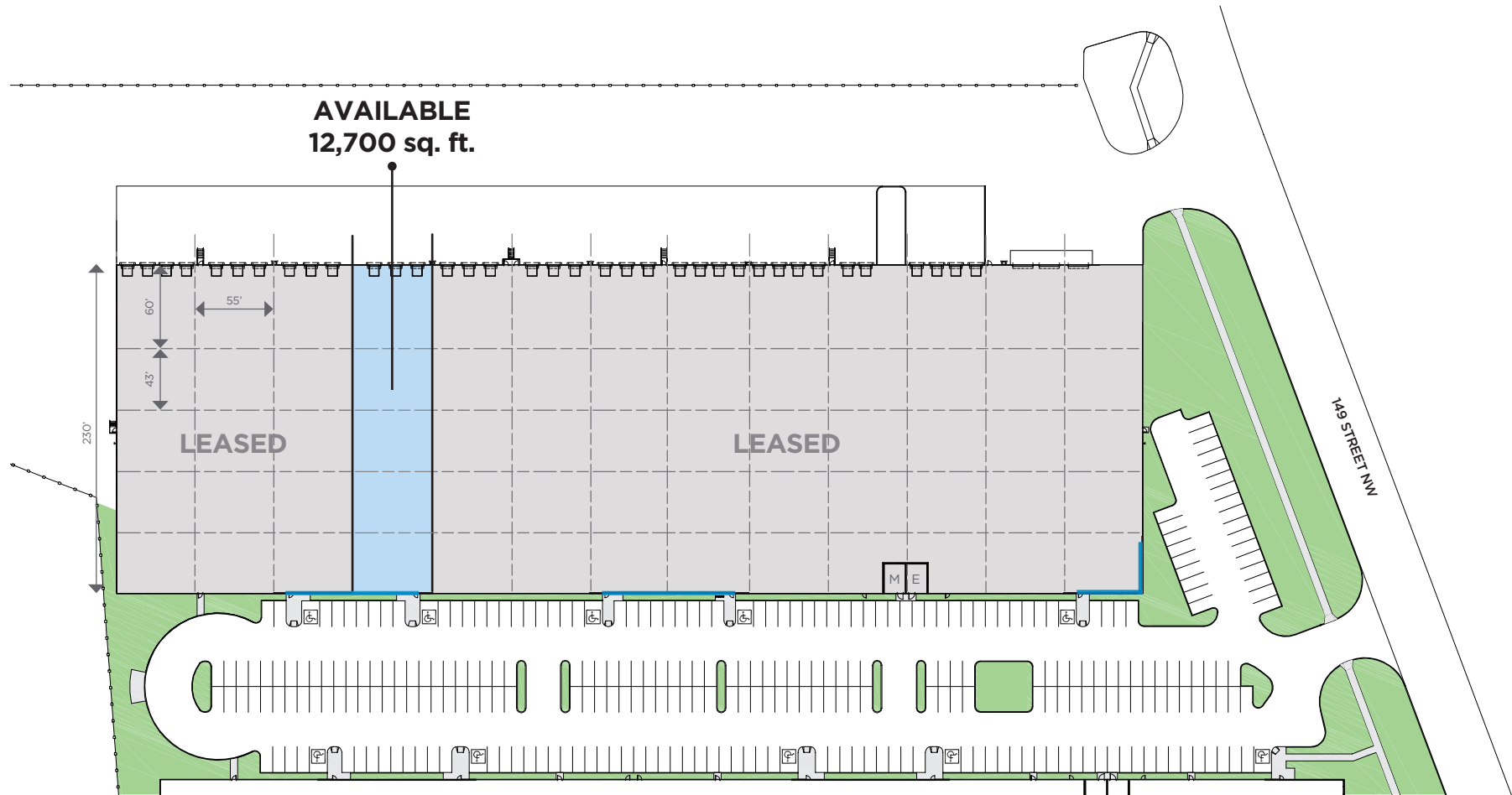
- Slab, Walls and Roof**
- 220 ft. building depth
 - 40 ft. x 55 ft. or 50 ft. x 55 ft. grid
 - 50 ft. deep marshalling bays
 - 7 in. steel-reinforced concrete slab
 - Ashford Formula concrete sealer
 - Sanitary sewer lines along front of building and rear bay
 - No cross-bracing below 10 ft. in warehouse interior
 - Embossed, non-combustible metal composite wall panels
 - Ballasted EPDM membrane roofing
 - Floor designed for an allowable rack load per rack leg of 10,000 lbs.

- Electrical**
- 2000 amp, 347/600 volt 3 Phase 4 Wire
 - T5 HO lighting with average of 30 fc of lighting

- Mechanical**
- Gas-fired unit heaters
 - Programmable thermostats with humidity-sensing capability zoned effectively for comfort
 - Full ESFR sprinkler system for racking to 24 ft.

- Windows and Doors**
- Two-storey, curtain-wall glazing at office locations
 - 5 ft. x 5 ft. punched rear windows (one per bay)
 - 5 in. x 22 in. view lites on overhead doors
 - All glazing with Low-E coating
 - 14 ft. x 16 ft. grade doors with electric operators

SITE 7 - BUILDING A



Blue line indicates extent of storefront glass.

109, 13428 - 149 Street NW
Total Building Area: 164,450 sq. ft.

FEATURES

- Available immediately
- Operating costs (2021): \$3.91 psf
- 12,700 sq. ft. minimum tenant size
- +/- 12,700 sq. ft. bay sizes
- 28 ft. clear height
- 55 ft. x 60 ft. marshalling bays
- ESFR sprinkler system
- 10,000 lb. racking point load
- T5 high output lighting
- 36 dock doors with levellers
- 30,000 lb. pneumatic dock levellers
- 0.96 acres of storage yard
- Medium Industrial (IM) Zone

- Site**
- 55 ft. concrete dock loading aprons
 - 10 ft. concrete-grade door aprons
 - Heavy-duty asphalt shared truck court
 - 153 parking stalls available

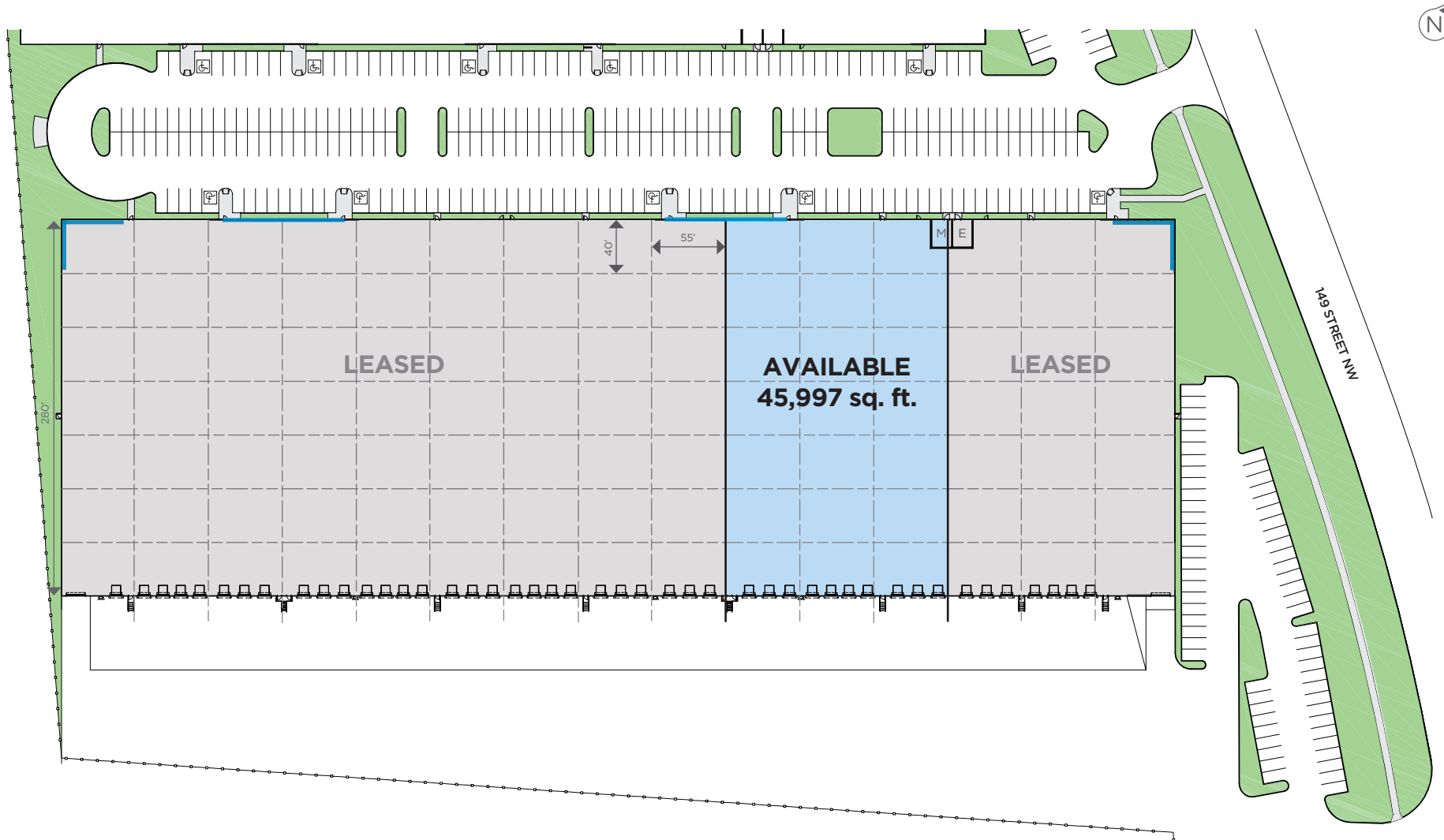
- Slab, Walls and Roof**
- 230 ft. building depth
 - 42 ft. 6 in. x 55 ft. grid
 - 60 ft. deep marshalling bays
 - 50 in. dock height
 - 7 in. steel-reinforced concrete slab
 - Ashford Formula concrete sealer
 - Sanitary sewer lines along front of building and rear bay
 - No cross-bracing below 10 ft. in warehouse interior
 - Embossed, non-combustible metal composite wall panels
 - Ballasted EPDM membrane roofing
 - 30,000 lb., 7 ft. x 8 ft. pneumatic dock levellers
 - Floor designed for an allowable rack load per rack leg of 10,000 lbs.

- Electrical**
- 2000 amp, 347/600 volt 3 Phase 4 Wire
 - T5 HO lighting with average of 30 fc of lighting

- Mechanical**
- Gas-fired unit heaters
 - Programmable thermostats with humidity-sensing capability zoned effectively for comfort
 - Full ESFR sprinkler system for racking to 24 ft.

- Windows and Doors**
- Two-storey, curtain-wall glazing at office locations
 - 5 ft. x 5 ft. punched rear windows (one per bay)
 - 5 in. x 22 in. view lites on overhead doors
 - All glazing with Low-E coating
 - 14 ft. x 16 ft. grade doors with electric operators
 - 9 ft. x 10 ft. manual, vertical lift overhead dock doors complete with truck seals and bumpers

SITE 7 - BUILDING B



Blue line indicates extent of storefront glass.

106, 13420 - 149 Street NW
Total Building Area: 230,998 sq. ft.

FEATURES

- Available immediately
- Operating costs (2021): \$3.81 psf
- +/- 45,997 sq. ft. minimum tenant size
- +/- 15,400 sq. ft. bay sizes
- 28 ft. clear height
- 55 ft. x 60 ft. marshalling bays
- ESFR sprinkler system
- 10,000 lb. racking point load
- T5 high output lighting
- 45 dock doors with levellers
- 30,000 lb. pneumatic dock levellers
- Medium Industrial (IM) Zone

- Site**
- 55 ft. concrete dock loading aprons
 - 10 ft. concrete-grade door aprons
 - Heavy-duty asphalt shared truck court
 - 233 parking stalls available

- Slab, Walls and Roof**
- 280 ft. building depth
 - 40 ft. x 55 ft. grid
 - 50 in. dock height
 - 7 in. steel-reinforced concrete slab
 - Ashford Formula concrete sealer
 - Sanitary sewer lines along front of building and rear bay
 - No cross-bracing below 10 ft. in warehouse interior
 - Embossed, non-combustible metal composite wall panels
 - Ballasted EPDM membrane roofing
 - 30,000 lb., 7 ft. x 8 ft. pneumatic dock levellers
 - Floor designed for an allowable rack load per rack leg of 10,000 lbs.

- Electrical**
- 2000 amp, 347/600 volt 3 Phase 4 Wire
 - T5 HO lighting with average of 30 fc of lighting

- Mechanical**
- Gas-fired unit heaters
 - Programmable thermostats with humidity-sensing capability zoned effectively for comfort
 - Full ESFR sprinkler system for racking to 24 ft.

- Windows and Doors**
- Two-storey, curtain-wall glazing at office locations
 - 5 ft. x 5 ft. punched rear windows (one per bay)
 - 5 in. x 22 in. view lites on overhead doors
 - All glazing with Low-E coating
 - 14 ft. x 16 ft. grade doors with electric operators
 - 9 ft. x 10 ft. manual, vertical lift overhead dock doors complete with truck seals and bumpers



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