

AVAILABLE SPACE

TERRACON BUSINESS PARK

Building C



6,000 s.f.
1,800 s.f. Office
4,200 s.f. Warehouse
Grade Loading
Available: June 1, 2017

TERRACON BUSINESS PARK

Building E



3,880 s.f. Office
2nd floor corner unit
Open and Private offices
Available: August 1, 2017

TUXEDO BUSINESS PARK

Building One

9,000 s.f.
Direct Kenaston Exposure
4,500 s.f. Office
4,500 s.f. Warehouse
Dock and Grade Loading
Available: November 1, 2017



TUXEDO BUSINESS PARK

Building Two

Multi Tenant Flex Space
3,000 - 12,000 s.f.
Direct Kenaston Exposure
Dock and Grade Loading
20' Clear Height
Available: Immediately



TUXEDO BUSINESS PARK

Building Thirteen



Multi Tenant Flex Space
up to 12,000 s.f.
Backs onto Fort Whyte
Dock/Grade Loading
20' Clear Height
Available: Immediately

THE WATERS BUSINESS PARK

Building W2

Pre-Leasing
Multi Tenant Flex Space
6,000 - 45,000 s.f.
Dock Loading
20' Clear Height
Available: TBD



TUXEDO BUSINESS CENTRE

**ACROSS FROM
IKEA RETAIL SITE!**

Pre-Leasing
3,000 - 24,000 s.f.
Traffic count: 90,000 cars/day
Corner of Kenaston &
Sterling Lyon
Available: TBD



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TUXEDO BUSINESS PARK

MULTI-TENANT FLEX SPACE FOR LEASE



BUILDING THIRTEEN

Area Available: up to 12,000 sf

Lease Rate: TBN

Loading Area: Dock & Grade

Clear Height: 20'

Zoning: MMU

Parking Stalls: 2 per 1,000 sf

Available: Immediately



**Contact
Terracon
Development**

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Base Building Specifications

Exterior

- Insulated pre-cast for rear of building
- Steel stud or pre-cast for front & sides
- Abundance of windows providing plenty of natural light

Interior

- Typical bay size: 30 x 100'
- 20' Clear
- 6" Reinforced concrete floor

Landscaping

- Common areas extensively landscaped with grass, fountains, lakes and trees.

Roof

- R-20 insulated

Parking

- 2 per 1,000 sf of leased area
- Additional parking available

Loading Area

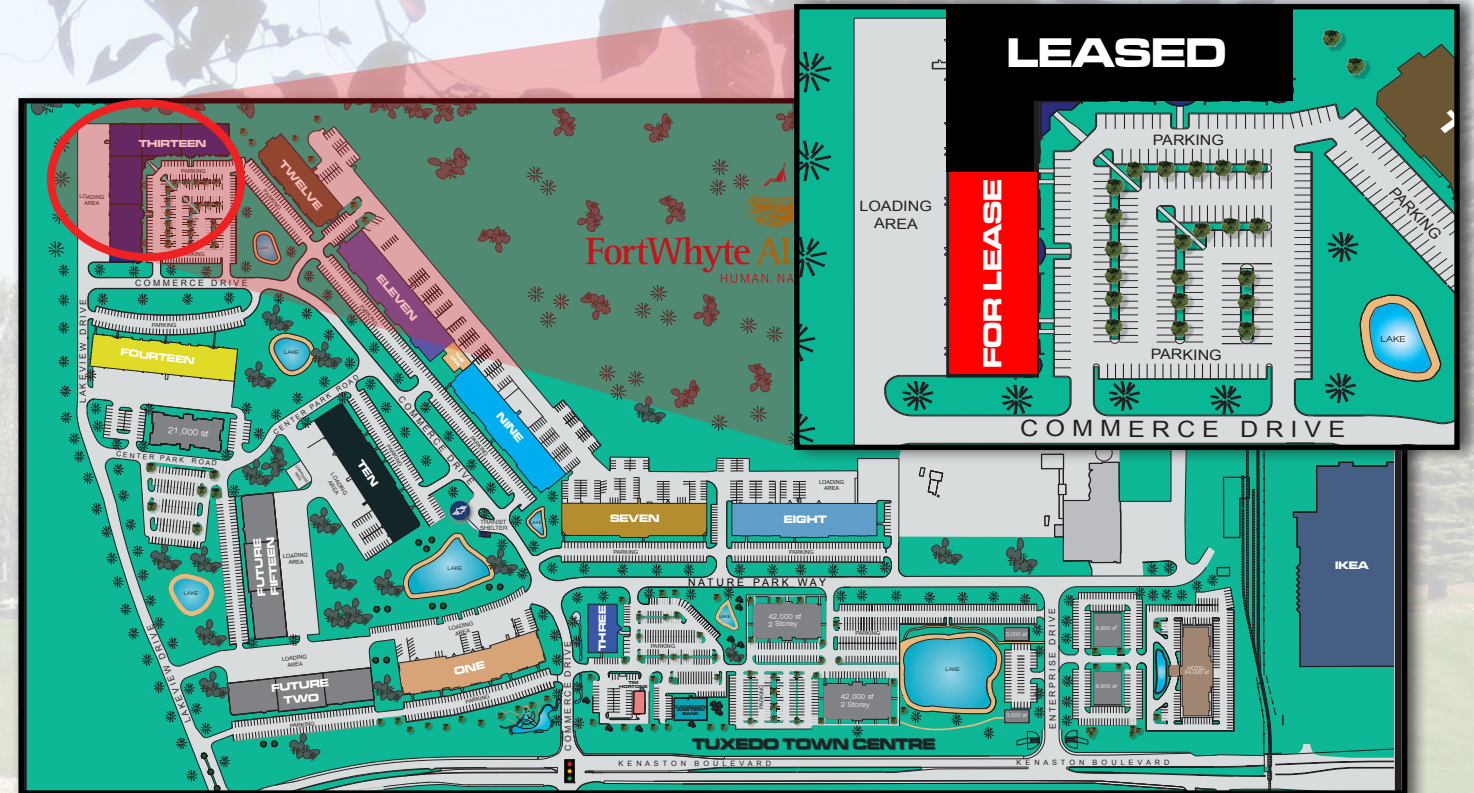
- 100' deep, heavy duty asphalt
- Compound space available

Doors

- Grade level (14' x 16') and/or Dock level (8' x 10') can be provided

Electrical service

- 347/600V, 100 amps, 3 phase 4 wire, 3 phase 40 amp transformer with 120/208 service, 100 amps and 3 phase panel, Tenant to distribute from panel(s)



Building Thirteen

- Brand New Construction
- Flex space allows you to build out the interior to your specifications
- Parking stalls at your door, with additional parking available in the loading area

Tuxedo Business Park

- Beautifully landscaped with extensive green space, ponds, and picnic tables
- Bus service with heated shelter
- GoodLife Fitness, Tim Horton's and Canadian Western Bank within Park



Front Area



Base Building Interior



Loading with Glass Panels



Loading Area with Doors

