

AVAILABLE FOR LEASE



# BORDER BUSINESS PARK

BUILDING M | 481,450 SQUARE FEET

LEED® GOLD CONSTRUCTION

1540 37th Avenue, Nisku, Alberta



**BORDER**  
BUSINESS PARK



*Trust Hopewell to put your business in all the right places*

# BORDER BUSINESS PARK

**LEED® GOLD CONSTRUCTION**

**SIGNIFICANT PROPERTY TAX SAVINGS  
IN BUSINESS-FRIENDLY LEDUC COUNTY**

## STRATEGIC ADVANTAGE

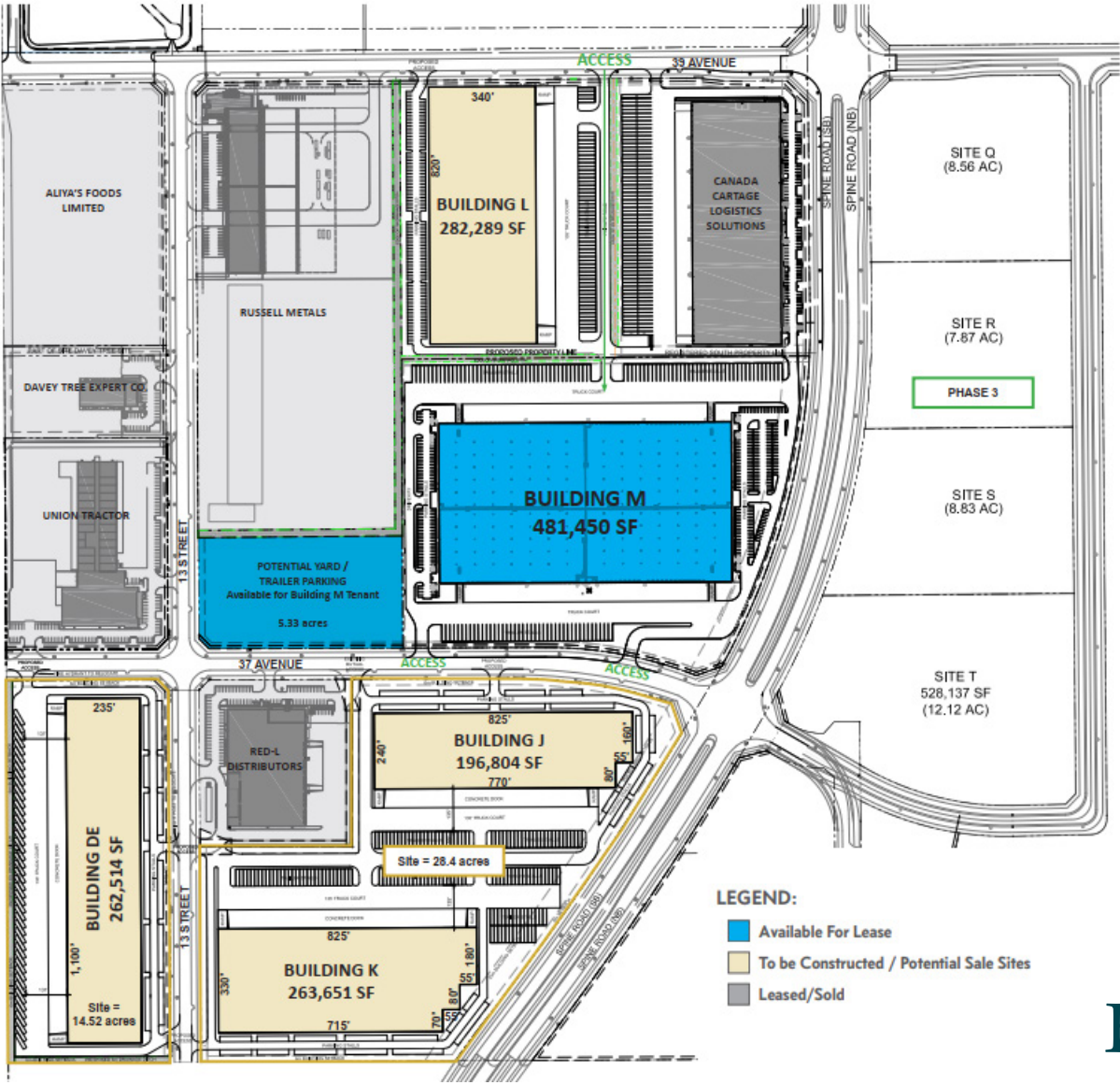
Border Business Park is the ideal location for businesses seeking an optimal site for industrial, distribution and logistics operations. Located on the border of the City of Edmonton and Leduc County, directly north of Nisku, and home to a diverse selection of single and multi-tenant facilities, this Park will house in excess of 5,000,000 sq.ft. of space across nearly 500 acres, making it one of the premiere distribution hubs for Alberta and western Canada.

The Park is surrounded by established urban amenities and conveniences, and is perfectly positioned minutes from thriving residential neighbourhoods offering access to a skilled workforce. Backed by Hopewell's class-leading reputation for superlative design and quality, Building M is pursuing LEED® Gold Certification, with the objective of delivering energy savings, emissions reduction, improved indoor environmental quality, water efficiency, and stewardship of resources.

Hopewell's Building M is also ideally situated within the Park, with almost instant access to the QEII Highway via the 41<sup>st</sup> Avenue interchange. A new CP Intermodal Yard is minutes away on 41<sup>st</sup> Avenue, and the Edmonton International Airport is only 16 km to the south.

Businesses in the Park will benefit from much more favourable Leduc County tax rates than found within Edmonton. The forecasted tax differential between a proposed 500,000 sq.ft. building in Edmonton vs. Leduc County is approximately \$2.44 psf per year over a 10-year lease term. The resulting estimated average savings equate to \$995,000 per year, or over \$9.5M over a 10-year term. It's easy to see why major international businesses like Amazon, plus local success stories, have established facilities here.

SITE PLAN



**BUILDING M IS DESIGNED TO BE LEED® GOLD CERTIFIED**

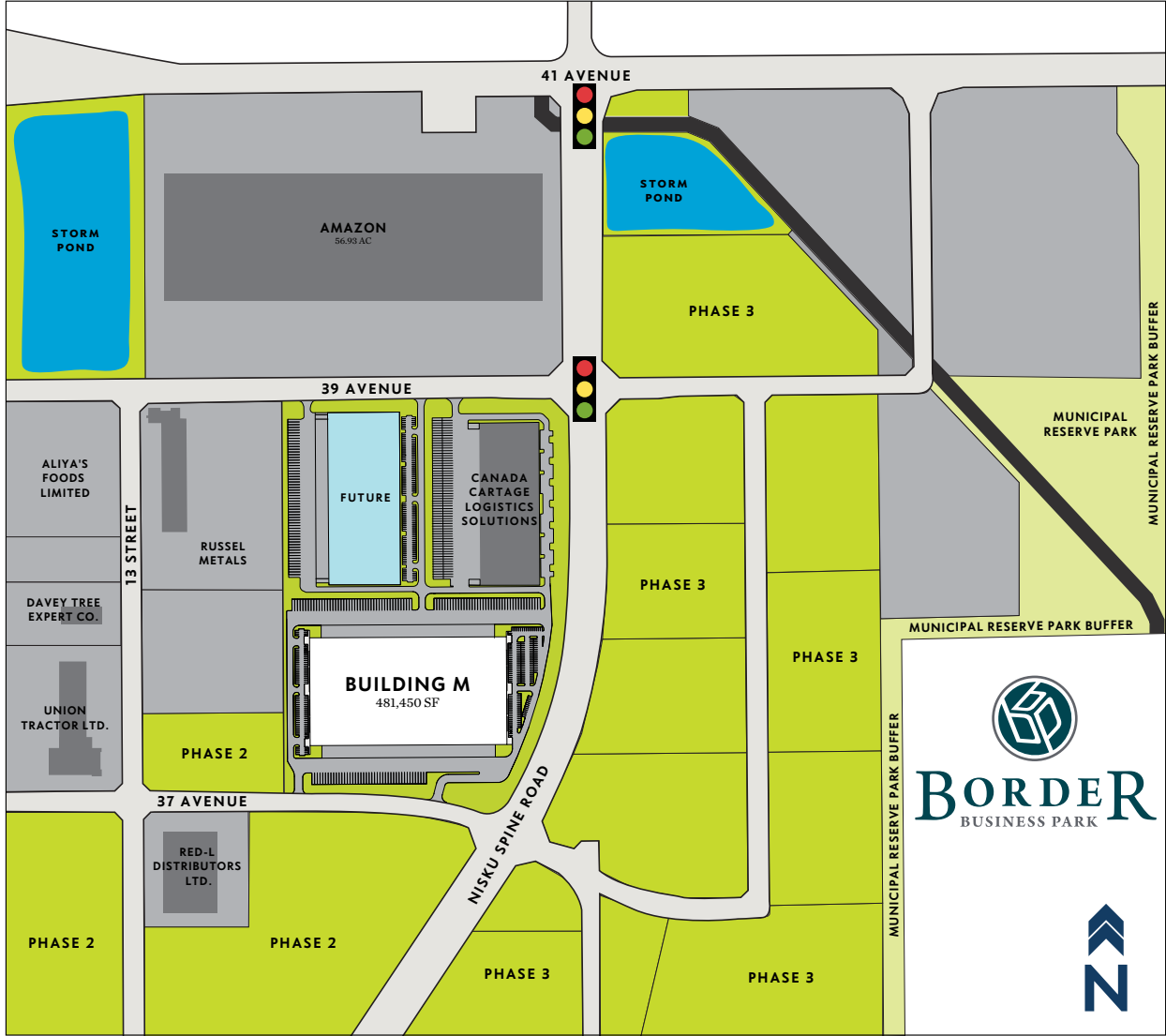
As one of Canada’s largest and most dynamic commercial developers, Hopewell is committed to conducting our business activities in an environmentally conscious manner.

This commitment is reflected in Building M at Border Business Park, which includes the following initiatives, among others:

- Installation of Photovoltaics (PV) to produce affordable, sustainable energy with a combined production of 740,000 MW (megawatt) per year, the equivalent of approximately 1,300 solar panels
- Intelimeter advanced energy metering system with energy analysis software
- Electrical vehicle (EV) charging stations (2% of total parking stalls = 6 EV charging stations)
- Cambridge rooftop high-efficiency= heaters
- Use of building materials and furnishings such as paints, sealants, adhesives, and carpeting with low levels of VOCs (volatile organic compounds) and formaldehyde
- Green cleaning to reduce harmful chemical, biological, and particulate contaminants

As a LEED® GOLD certified building, Building M will use fewer resources, reduce waste and CO2 emissions, and maximize the health and productivity of tenants and occupants. The building’s reduced utility consumption will also result in substantial reductions in energy, water and maintenance costs, while addressing climate change, enhancing resilience, and supporting stewardship of valuable resources.

SITE PLAN



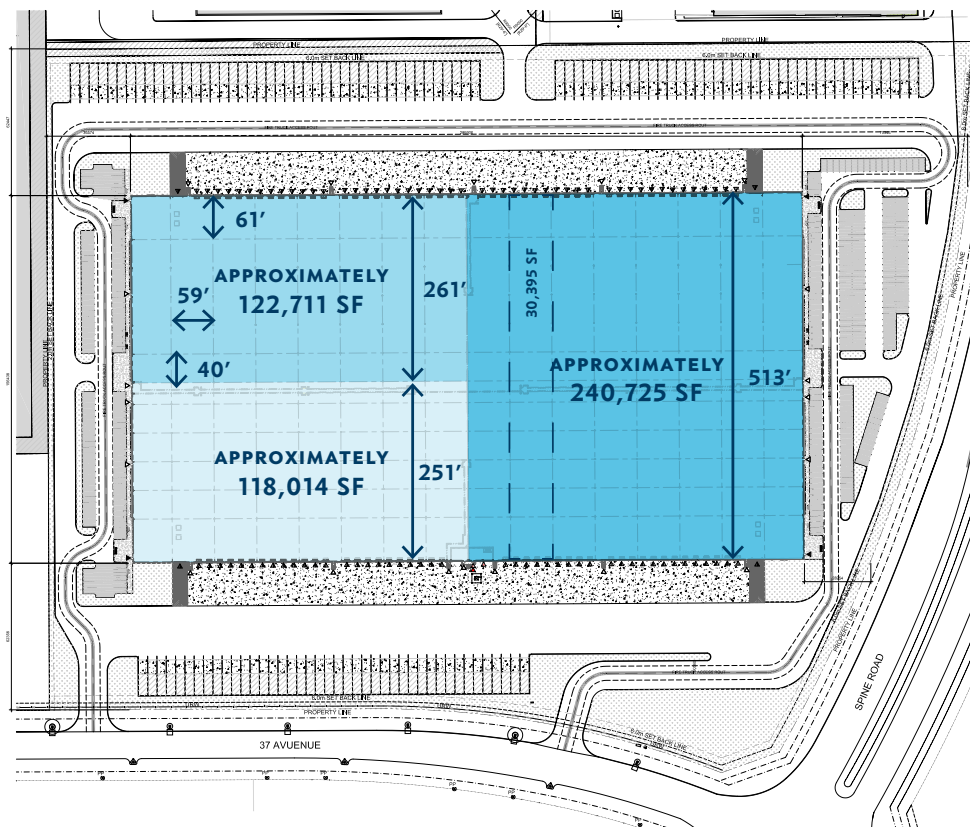
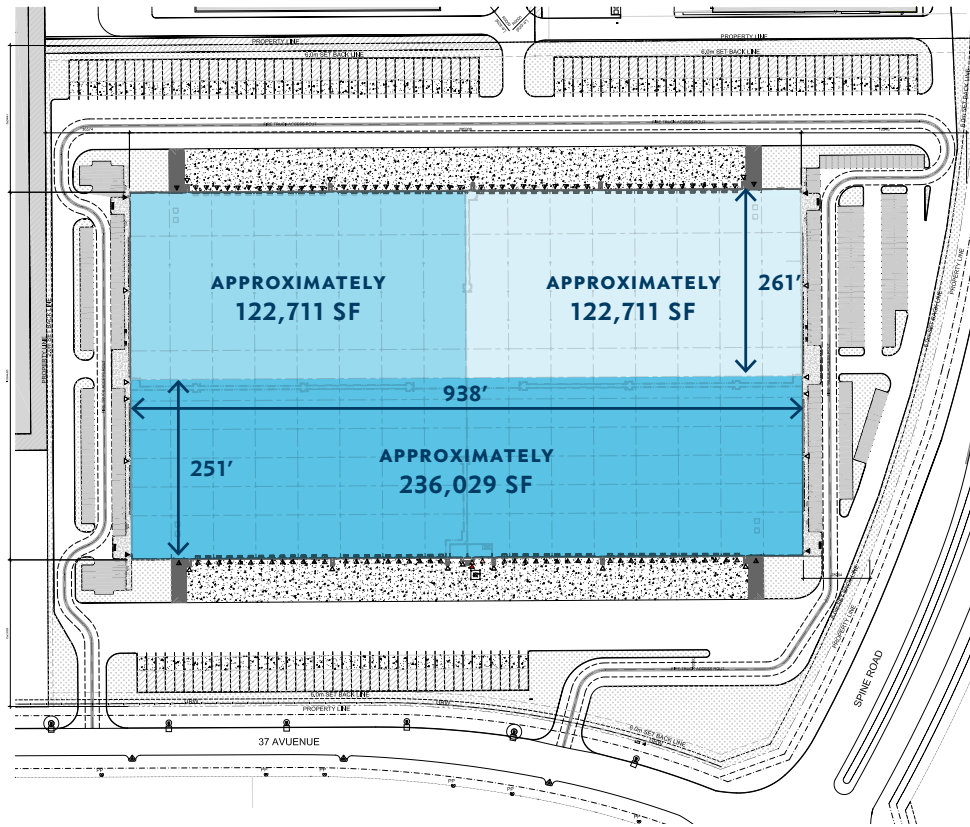
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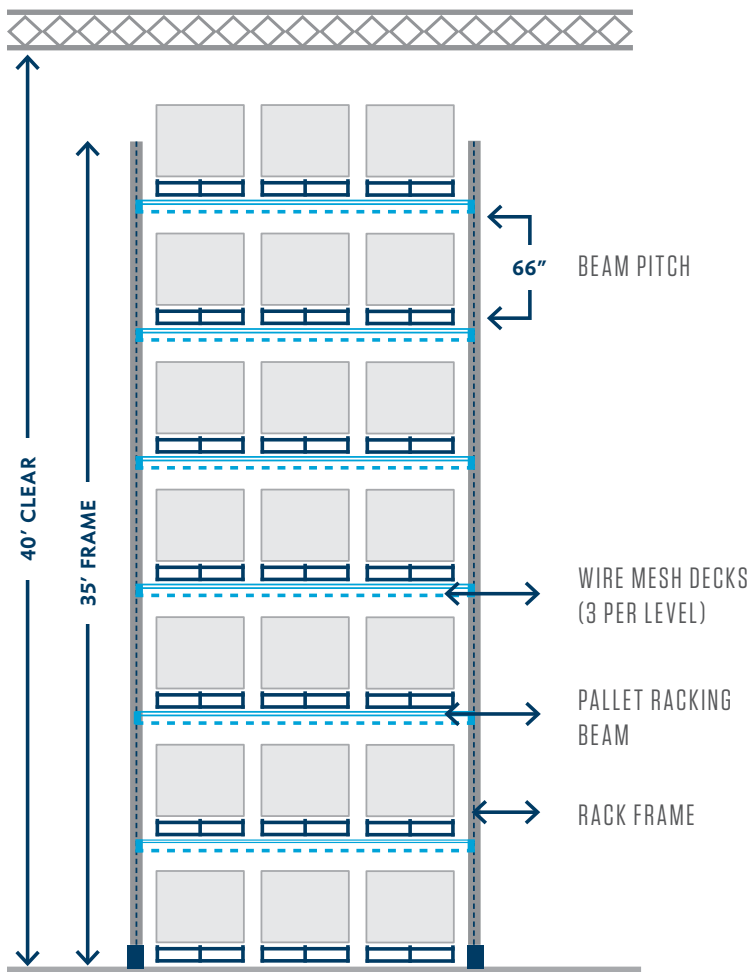
## DETAILS | BUILDING M

- 481,450 square feet
- 513' building depth
- 59'x 40' grids
- 61' marshaling bay depth
- 125 trailer parking stalls
- 285 on-site car parking stalls
- 82 - 9' x 10' dock loading with 40,000 lb hydraulic levellers at each door
- 4 - 14' x 16' drive in doors with ramp
- 2000 amp 600 volt power
- Ability to provide secured yard
- Custom office improvements to be designed and built to suit tenant requirements
- Budgeted op costs are \$2.45 psf (2024) plus management fee

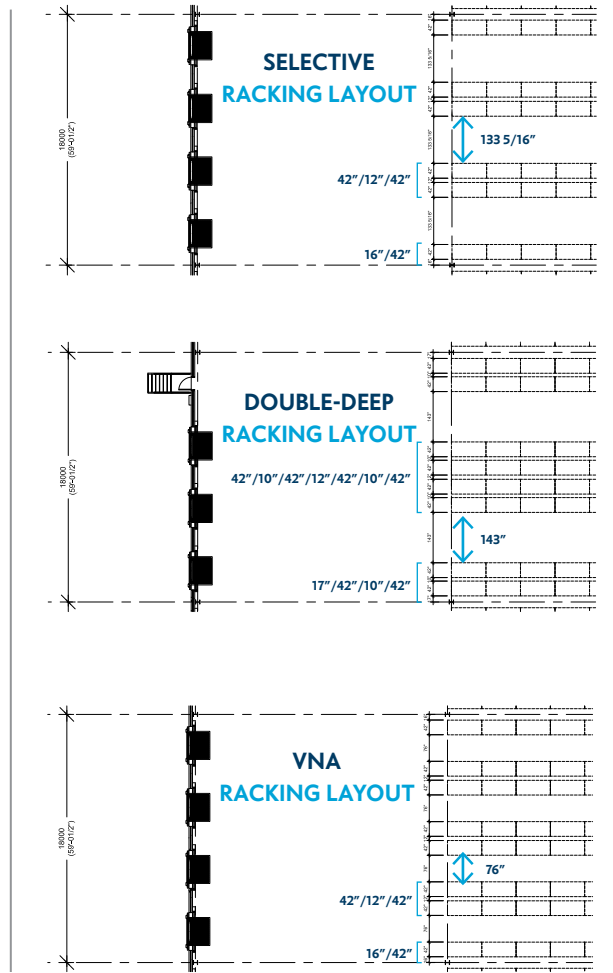
## 40' CLEAR HEIGHT

**40' CLEAR VS. 32' CLEAR**  
40% storage capacity increase

**40' CLEAR VS. 36' CLEAR**  
17% storage capacity increase



## RACKING LAYOUTS ON 59' WIDE BAY



# EXACTLY WHERE YOU NEED TO BE

IMMEDIATE ACCESS TO THE 41 AVENUE INTERCHANGE,  
NISKU SPINE ROAD, AND POINTS BEYOND

NEW CP INTERMODAL YARD IS JUST ACROSS  
41 AVENUE AND ADJACENT TO BORDER BUSINESS PARK

18 KM TO DOWNTOWN EDMONTON, AND 16.2 KM  
TO THE EDMONTON INTERNATIONAL AIRPORT

CONVENIENT ACCESS TO KEY TRANSPORTATION  
CORRIDORS – ANTHONY HENDAY DRIVE AND  
YELLOWHEAD TRAIL/TRANS CANADA HIGHWAY

SOUTH EDMONTON'S FAST-GROWING RESIDENTIAL  
NEIGHBOURHOODS AND SURROUNDING SHOPPING, DINING  
AND RECREATIONAL AMENITIES ARE MINUTES AWAY

## LOCATION BENEFITS

Border Business Park's competitive transportation advantages are undeniable; easy access to all major Edmonton thoroughfares via the nearby Queen Elizabeth II Highway, plus convenient links to CP Rail and the Edmonton International Airport. With countless restaurants and shopping just minutes away in Nisku and south Edmonton, plus significant tax advantages and an adjacent workforce/customer base – Border Business Park is your business' next brilliant move.

## OUTSTANDING ACCESS TO KEY TRANSPORTATION ROUTES





## THE NAME TO TRUST FOR QUALITY & SERVICE HOPEWELL DEVELOPMENT

Headquartered in Calgary with offices in Toronto and Phoenix, Hopewell Development LP (“Hopewell”) is the commercial development division of the Hopewell Group of Companies. For almost 30 years, businesses of all sizes and in all industries have trusted Hopewell, one of North America’s leading commercial developers, to deliver intelligent and highly personalized real estate solutions.

From site selection, planning and design, to financing, construction management and leasing, Hopewell’s team of experienced associates delivers customized solutions that meet the needs of tenants and owners through every phase of the development process.

Hopewell has an extensive track record in all aspects of commercial real estate development and currently has active projects in various stages of development in Vancouver, Edmonton, Calgary, Winnipeg, Toronto, Phoenix, Las Vegas and Dallas/Fort Worth.

**Learn more about the Hopewell difference today:**

[HopewellDevelopment.com](http://HopewellDevelopment.com)

**LEASING INQUIRIES**

**CONTACT US TODAY  
FOR MORE INFORMATION**



**Patricia Cayen**

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