


# REMINGTON DEVELOPMENT CORPORATION

## APRIL 2019 LEASING UPDATE - EDMONTON



PROJECT	AVAILABLE	HIGHLIGHTS	SERVICES	COMMENTS
<b>DISCOVERY BUSINESS PARK</b>	<p>278.19 acres total Phase I</p> <p>Lots ranging from 1.37 to 35.99 acres</p> <p>Build to Suit Opportunities</p> <p>For Lease or Sale</p>	<ul style="list-style-type: none"> <li>Strategically located at the intersection of QEII and Hwy. 19; convenient access to all major transportation routes.</li> <li>Flexible zoning for industrial, retail and commercial businesses.</li> <li>Close proximity to the Edmonton International Airport and Nisku / Leduc Business Park.</li> <li>Direct visibility and exposure along QEII Hwy.</li> <li>Hwy. 19 to be six lanes with two all-turn signal-controlled intersections.</li> <li>Available Q4 2018 – Q1 2019 (to be confirmed).</li> </ul>	<ul style="list-style-type: none"> <li>Heavy duty paved roadways with streetlights.</li> <li>All sites to be stripped and rough graded; full services to the property line.</li> <li>Urban Commercial (UC3) zoned lands to be completed with curb and gutter.</li> <li>Light Industrial (LI) zoned lands to be completed with drainage ditches.</li> <li>Access to high speed data.</li> </ul>	<p>Zoning:</p> <p>Urban Commercial 3 (UC3) Industrial Business (IB) Light Industrial (LI)</p>
<b>DISCOVERY CENTRE</b>	<p>11,000–113,889 sq. ft.</p> <p>Up to 1.31 acres of fenced and paved yard storage</p> <p>For Lease</p>	<ul style="list-style-type: none"> <li>Brand new multi-tenant industrial facility</li> <li>Flexible size configurations with both dock &amp; grade loading</li> <li>Fenced yard storage available</li> <li>Attractive corner site with dual access points on 102 Avenue SW &amp; 135 Street SW</li> <li>Pre-cast concrete construction with 28' clear ceiling heights</li> <li>Crane ready building</li> <li>Excellent access to QEII &amp; Highway 19</li> </ul>	<ul style="list-style-type: none"> <li>Full City of Edmonton services</li> <li>Power supply to be determined</li> </ul>	<p>Market lease rates</p> <p>Attractive operating costs of \$3.21 PSF</p> <p>Occupancy for fall 2019</p> <p>Light Industrial (LI) zoning</p>
<b>ROUTE 60 INDUSTRIAL PARK</b>	<p>12.16 acres</p> <p>Build to Suit Opportunity</p> 	<p><i>Remington would like to thank Gregg Maimann &amp; Kevin Hughes of CBRE for all their hard work in completing a build-to-suit facility totaling 181,500 sq. ft. on 12.16 acres at Route 60 Industrial Park.</i></p>		
<b>SOUTH CENTRAL RETAIL SITE</b>	<p>3.68 acres</p>	<ul style="list-style-type: none"> <li>Future design build opportunity located at the corner of 75 Street NW and 68 Avenue NW.</li> <li>Shovel-ready</li> </ul>	<ul style="list-style-type: none"> <li>Full City of Edmonton servicing</li> </ul>	<p>Zoning:</p> <p>General Business (CB2)</p>