

REMINGTON DEVELOPMENT CORPORATION

JANUARY 2021 LEASING UPDATE - EDMONTON



PROJECT	AVAILABLE	HIGHLIGHTS	SERVICES	COMMENTS
DISCOVERY BUSINESS PARK	<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"> Strategically located at the intersection of QEII and Hwy. 19; convenient access to all major transportation routes. Flexible zoning for industrial, retail and commercial businesses. Close proximity to the Edmonton International Airport and Nisku / Leduc Business Park. Direct visibility and exposure along QEII Hwy. Hwy. 19 to be six lanes with two all-turn signal-controlled intersections. Available Immediately. 	<ul style="list-style-type: none"> Heavy duty paved roadways with streetlights. All sites to be stripped and rough graded; full services to the property line. Urban Commercial (UC3ES) zoned lands to be completed with curb and gutter. Light Industrial (ILES) zoned lands to be completed with drainage ditches. Access to high speed data. 	<p>Zoning:</p> <p>Urban Commercial 3 (UC3ES)</p> <p>Industrial Business (IBES)</p> <p>Light Industrial (ILES)</p>
DISCOVERY CENTRE II	<p>108,197 sq. ft.</p> <p>Up to 1.39 acres of Fenced and Paved Yard Storage</p> <p>For Lease</p>	<ul style="list-style-type: none"> Brand new multi-tenant industrial facility. Flexible size configurations with both dock & grade loading. Fenced yard storage available. Pre-cast concrete construction with 28' clear ceiling heights. Crane ready building. Direct exposure to QEII. 	<ul style="list-style-type: none"> Full City of Edmonton services. 2000 amp power supply.. 	<p>Zoning:</p> <p>Light Industrial (ILES)</p> <p>Market lease rates</p> <p>Attractive operating costs of \$2.95 PSF</p> <p>Occupancy Winter 2020</p>
DISCOVERY CROSSING NEW RETAIL / GAS STATION OPPORTUNITY	<p>3.55 acres total</p> <p>Building 1 : 7,200 sq. ft.</p> <p>Building 2 : 6,500 sq. ft.</p> <p>Building 3 : 7,950 sq. ft.</p>	<ul style="list-style-type: none"> Excellent access and egress to QEII via traffic controlled intersection on Highway 19. Flexible building designs to accommodate various tenant sizes. High profile corner site with access from 3 entry points. QEII Highway traffic count - 94,920 vehicles per day. Highway 19 traffic count - 13,520 vehicles per day. 	<ul style="list-style-type: none"> Full City of Edmonton services. Curb and gutter with sidewalks fronting the site. 	<p>Zoning:</p> <p>Light Industrial (ILES)</p> <p>Occupancy as early as Fall 2021</p>