

# REMINGTON DEVELOPMENT CORPORATION

## JANUARY 2021 CALGARY LEASING UPDATE - INDUSTRIAL



PROJECT	LEASABLE AREA	HIGHLIGHTS	COMMENTS
<b>FRONTIER INDUSTRIAL PARK</b>	<p>9.23 Acres for Design Build/Lease</p> <p>13.82 Acres for Design Build/Lease</p>	<ul style="list-style-type: none"> <li>• Located at the intersection of Peigan Trail and 84<sup>th</sup> Street SE</li> <li>• Quick access to Peigan Trail and Stoney Trail</li> <li>• Close proximity to the Transportation Utility Corridor</li> <li>• 9.23 acre site stripped &amp; graded; available 6 weeks following lease execution</li> <li>• Market rates; operating costs and taxes TBD</li> </ul>	Zoned B-2 (General Business District – MD of Rocky View)
<b>RANGEWINDS BUSINESS PARK</b>	<p>2.72 Acres for Design Build/Lease</p>	<ul style="list-style-type: none"> <li>• Lease or Design Build opportunity</li> <li>• Located between the intersections of Barlow Trail/50<sup>th</sup> Ave. SE &amp; Ogden Road/50<sup>th</sup> Ave. SE</li> <li>• Quick access to Deerfoot &amp; Barlow Trail, 50<sup>th</sup> Ave &amp; Peigan Trail</li> <li>• Excellent exposure to Deerfoot Trail (136,000 vehicles daily avg.) and Barlow Trail (41,000 vehicles daily avg.)</li> <li>• Public transit via Routes 24, 72, 73 &amp; BRT 302</li> <li>• Market rates; operating costs and taxes TBD</li> </ul>	<p>Pre-Leasing / Build to Suit</p> <p>Gravel yard for lease available immediately</p> <p>Zoned C-2 (General Commercial) and I-1 (Industrial – Business Park District)</p>
<b>BARLOW CROSSING</b>	<p>Lease or Design Build 30.97 Acres</p> <p><b>NOW LEASING:</b> <b>Building I – Warehouse</b> 110' x 240' – 26,775 Sq.Ft. Starting at \$14.95 per Sq.Ft. <b>Building G – Warehouse</b> 100' x 332' – 33,584 Sq.Ft. Starting at \$15.95 per Sq.Ft.</p>	<ul style="list-style-type: none"> <li>• Lease or design build opportunity on 30.97 acres located at the intersection of Barlow Trail and 90<sup>th</sup> Avenue SE</li> <li>• Quick access to Barlow Trail, Glenmore Trail &amp; Deerfoot Trail</li> <li>• New Calgary Co-op Gas Bar, Convenience Store and Car Wash.</li> <li>• Excellent exposure to Barlow Trail (28,000 vehicles daily avg.)</li> <li>• Public transit via Route 409 and new Route 149</li> </ul>	<p>Pre-Leasing / Build to Suit</p> <p>Zoned I-G (Industrial General)</p> <p>Occupancy: Immediately</p>
<b>QUARRY STATION BUSINESS CENTRE</b>	<p>26,652 Sq.Ft. Industrial Condo Bay Building</p> <p>For lease at \$14.00 per Sq.Ft.</p>	<ul style="list-style-type: none"> <li>• Located at 91 Avenue SE &amp; 24 Street SE</li> <li>• Excellent access to Glenmore Trail &amp; Deerfoot Trail via 24 St. SE</li> <li>• Public transit via BRT 302 and future Green Line LRT</li> <li>• 1,685 Sq.Ft. enclosed storage yard</li> <li>• 40 surface parking stalls</li> </ul>	<p>Available Immediately</p> <p>2021 Operating Costs &amp; Taxes budgeted at \$9.53 per Sq.Ft.</p>