






REMINGTON DEVELOPMENT CORPORATION

JANUARY 2022 CALGARY INDUSTRIAL LEASING UPDATE



	FRONTIER INDUSTRIAL PARK	RANGEWINDS BUSINESS PARK	BARLOW CROSSING	QUARRY STATION BUSINESS CENTRE	QUARRY STATION
LOCATION	Peigan Trail & 84 Street SE	Barlow Trail & 50 Avenue SE	Barlow Trail & 90 Avenue SE	2354 – 2382 91 Avenue SE	23 Street SE
					
AVAILABLE	<p>Lot 13: 7.32 Acres for Lease</p> <p>Lot 6: 9.61 Acres for Design Build/Lease</p> <p>Lot 9: 13.82 Acres for Design Build/Lease</p>	<p>Lot 3: 2.72 Acres for Design Build/Lease</p>	<p>Building G – Warehouse 100' x 332' – 25,818 SF Base rent starting at \$15.95 PSF</p> <p>Building H – Warehouse 295' x 825' – 64,900 SF Market Rates</p> <p>Building I – Warehouse 110' x 240' – 9,241 SF Base rent starting at \$14.95 PSF</p>	<p>26,652 SF Industrial Condo Bay Building for Lease Base rent \$14.00 PSF</p>	<p>119,212 SF Warehouse Building For Lease 550' x 220' Market rates</p>
HIGHLIGHTS	<ul style="list-style-type: none"> 7.32 acre site, recycled asphalt yard with paved area; 6' chain link perimeter fence; available Nov. 1, 2021 9.61 acre site is stripped and graded; available 6 weeks following lease execution Excellent access/egress to Peigan Trail and Stoney Trail Market rates; operating costs and taxes TBD 	<ul style="list-style-type: none"> Excellent access and exposure to Deerfoot Trail (159,000 vehicles avg./day) and Barlow Trail (27,000 vehicles avg./day) Public transit via Routes 24, 147, 43 and BRT 302 Market rates; operating costs and taxes TBD 	<ul style="list-style-type: none"> Leasing opportunities with convenient access to Barlow, Glenmore and Deerfoot Trails Public transit via Route 149 New Calgary Co-op gas bar, convenience store and car wash; Tim Hortons Occupancy: Building G & I - immediately Building H – Sept. 2022 	<ul style="list-style-type: none"> Excellent access to Glenmore Trail & Deerfoot Trail via 24 Street SE Public transit via BRT 302, routes 131, 117, 151 and future Green Line LRT 1,685 SF enclosed storage yard 40 surface parking stalls 	<ul style="list-style-type: none"> Excellent access to Glenmore Trail & Deerfoot Trail via 24 Street SE Public transit via BRT 302, routes 131, 117, 151 and future Green Line LRT 105 surface parking stalls 28' clear height 6 Dock Loading Doors & 14 Grade-Level Doors
COMMENTS	<ul style="list-style-type: none"> Lot 6 zoned C-LRD Lots 9 & 13 zoned DC-133 	<ul style="list-style-type: none"> Pre-Leasing/Build to Suit Zoned I-G 	<ul style="list-style-type: none"> Zoned I-G 2022 operating costs & taxes budgeted at Building G: \$7.17 PSF Building I: \$8.26 PSF Building H: TBD 	<ul style="list-style-type: none"> Available immediately 2022 operating costs & taxes budgeted at \$8.76 PSF 	<ul style="list-style-type: none"> Occupancy: Q3 2022 Operating costs & taxes TBD