

REMINGTON DEVELOPMENT CORPORATION

JULY 2021 CALGARY LEASING UPDATE - INDUSTRIAL



PROJECT	LEASABLE AREA	HIGHLIGHTS	COMMENTS
FRONTIER INDUSTRIAL PARK	<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>	<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: stripped & graded; available 6 weeks following lease execution • Located at the intersection of Peigan Trail and 84 Street SE • Excellent access to Peigan Trail and Stoney Trail • Close proximity to the Transportation Utility Corridor • Market rates; operating costs and taxes TBD 	<p>Lot 6 zoned C-LRD (Commercial, Local Rural District)</p> <p>Lots 9 & 13 zoned DC-133</p>
RANGEWINDS BUSINESS PARK	<p>Lot 3 - 2.72 Acres for Design Build/Lease</p>	<ul style="list-style-type: none"> • Located at Barlow Trail SE and 50th Avenue SE • Excellent access/egress and exposure to Deerfoot Trail (159,000 vehicles avg./day in 2019) and Barlow Trail (27,000 vehicles avg./day in 2019) • Public transit via Routes 24, 147, 43 & BRT 302 • Market rates; operating costs and taxes TBD • New 7-11 opening June 2022 (Lot 41) 	<p>Pre-Leasing/Build to Suit</p> <p>Zoned I-G (Industrial General)</p>
BARLOW CROSSING	<p>Building G – Warehouse 100' x 332' – 34,321 Sq.Ft. Starting at \$15.95 per Sq.Ft. 2 north bays leased</p> <p>Building H – Large Warehouse 295' x 850' – 250,750 Sq.Ft. Net rent and operating expenses TBD</p> <p>Building I – Warehouse 110' x 240' – 27,317 Sq.Ft. Starting at \$14.95 per Sq.Ft. 4 west bays conditionally leased</p>	<ul style="list-style-type: none"> • Industrial leasing opportunities on 30.97 acres located at the intersection of Barlow Trail and 90th Avenue SE • Occupancy: Buildings G & I – immediately Building H – 12 months from lease execution • Quick access to/from Barlow, Glenmore & Deerfoot Trail • New Calgary Co-op Gas Bar, Convenience Store and Car Wash; Tim Hortons • Excellent exposure to Barlow Trail (25,000 vehicles/day avg. in 2019) • Public transit via Route 149 	<p>Zoned I-G (Industrial General)</p> <p>2021 Operating Costs & Taxes budgeted at \$6.50 per Sq.Ft. for Buildings G & I</p>
QUARRY STATION BUSINESS CENTRE	<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"> • Located at 91 Avenue SE & 24 Street SE • Excellent access to Glenmore Trail & Deerfoot Trail via 24 St. • Public transit via BRT 302 and future Green Line LRT • 1,685 Sq.Ft. enclosed storage yard • 40 surface parking stalls 	<p>Available Immediately</p> <p>2021 Operating Costs & Taxes budgeted at \$9.53 per Sq.Ft.</p>