

REMINGTON DEVELOPMENT CORPORATION

MARCH 2023 LEASING UPDATE - EDMONTON



PROJECT	HIGHLIGHTS	PROPERTY DETAILS
<p>DISCOVERY BUSINESS PARK</p> 	<ul style="list-style-type: none"> • 278.19 acres total in Phase I; • Lot sizes ranging from 1.37 to 35.99 acres; • Build-to-Suit Opportunities; • For Lease or Sale; • Strategically located at the intersection of QEII and Highway 19; • Convenient access to all major transportation routes; • Close proximity to the Edmonton International Airport and Nisku / Leduc Business Park; • Direct visibility and exposure along QEII Highway; • Highway 19 to be six lanes with two all-turn signal-controlled intersections 	<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; • Zoning: Urban Commercial (UC3ES) to be completed with curb and gutter; • Light Industrial (ILES) zoned lands to be completed with drainage ditches; • Access to high speed data
<p>DISCOVERY CENTRE IV 13106 - 93 Avenue SW</p> 	<ul style="list-style-type: none"> • For Lease; • 212,834 sq. ft. on 11.66 acres; • Ample trailer parking available; • Brand new multi-tenant distribution facility; • Flexible size configurations with multiple dock doors; • Pre-cast concrete construction crane ready building 	<ul style="list-style-type: none"> • Bay sizes starting at 32,450 sq. ft.; • 36' clear ceiling heights; • 295' building depth; • Attractive operating costs of \$2.60 / SF; • Full City of Edmonton services; • 2500 amp power supply; • Zoning: Light Industrial (ILES); • Occupancy - Q2 2023
<p>DISCOVERY CENTRE V 9405 - 135 Street SW</p> 	<ul style="list-style-type: none"> • For Lease; • 108,197 sq. ft. on 7.41 acres; • Brand new multi-tenant distribution facility; • Flexible office / warehouse / distribution facility; • Pre-cast concrete construction with dock and grade loading 	<ul style="list-style-type: none"> • Bay sizes starting at 11,000 sq. ft.; • 28' clear ceiling heights; • Multiple dual compartment sumps; • 16' x 16' grade loading doors; • Ten (10) ton crane ready building; • Attractive operating costs of \$2.90 / SF; • Full City of Edmonton services; • 2400 amp power supply; • Zoning: Light Industrial (ILES); • Occupancy - Summer 2023

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<p>DISCOVERY CROSSING</p> <p>13806 - 102 Avenue SW</p> 	<ul style="list-style-type: none"> • For Lease; • 3.55 acres total site size with three (3) buildings; • Building 1 : 7,200 sq. ft. - CRU Building 1; • Building 2 : 7,950 sq. ft. - CRU Building 2; • Building 3 : 6,500 sq. ft. - Gas / C-Store; • Excellent access and egress to QEII via traffic controlled intersection on Highway 19; • 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"> • Bay sizes starting at 1,200 sq. ft.; • Full City of Edmonton services; • Curb and gutter with sidewalks fronting the site; • Zoning: Light Industrial (ILES); • Occupancy - Fall 2023