

REMINGTON DEVELOPMENT CORPORATION

MAY 2019 CALGARY LEASING UPDATE - INDUSTRIAL



PROJECT	LEASABLE AREA	HIGHLIGHTS	COMMENTS
FRONTIER INDUSTRIAL PARK	<p>For Sale at \$475,000/Acre or for Lease/Design Build:</p> <p>9.23 Ac Site \$4,384,250 13.82 Ac Site \$6,564,500</p>	<ul style="list-style-type: none"> • Located at the intersection of Peigan Trail and 84th Street SE • Quick access to Peigan Trail and Stoney Trail • Close proximity to the Transportation Utility Corridor • 9.23 acre site stripped & graded; available 6 weeks following lease execution • Market rates; operating costs and taxes TBD 	Zoned B-2 (General Business District – MD of Rocky View)
RANGEWINDS BUSINESS PARK	<p>Available for Design Build: 1.41 Ac or 2.72 Ac</p> <p><i>Conditionally Leased:</i> 1.31 Ac</p>	<ul style="list-style-type: none"> • Located between the intersections of Barlow Trail/50th Ave. SE & Ogden Road/50th Ave. SE • Quick access to Deerfoot Trail, Barlow Trail, 50th Ave & Peigan Trail • Excellent exposure to Deerfoot Trail (136,000 vehicles daily avg.) and Barlow Trail (41,000 vehicles daily avg.) • Public transit via Routes 24, 72, 73 & BRT 302 • Market rates; operating costs and taxes TBD 	<p>Pre-Leasing / Build to Suit</p> <p>Zoned C-2 (General Commercial) and I-1 (Industrial – Business Park District)</p>
BARLOW CROSSING	<p>Lease or Design Build 30.97 Ac</p> <p>NOW LEASING:</p> <p>Building I – Warehouse 110' x 240' – 26,400 Sq.Ft. Starting at \$14.95 per Sq.Ft.</p> <p>Building G – Warehouse 100' x 332' – 33,200 Sq.Ft. Starting at \$15.95 per Sq.Ft.</p>	<ul style="list-style-type: none"> • Lease or design build opportunity on 30.97 acres located at the intersection of Barlow Trail and 90th Avenue SE • Quick access to Barlow Trail, Glenmore Trail & Deerfoot Trail • New Calgary Co-op Gas Bar, Convenience Store and Car Wash opening Spring 2019. • Excellent exposure to Barlow Trail (28,000 vehicles daily avg.) • Public transit via Route 409 and new Route 149 • Building H - Leased 	<p>Pre-Leasing / Build to Suit</p> <p>Zoned I-G (Industrial General)</p> <p>Occupancy: January 2020</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. SE • 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>2019 Operating Costs & Taxes budgeted at \$10.16 per Sq.Ft.</p>