

REMINGTON DEVELOPMENT CORPORATION

MAY 2022 CALGARY INDUSTRIAL LEASING UPDATE



	FRONTIER INDUSTRIAL PARK	FRONTIER WAREHOUSE	BARLOW CROSSING	QUARRY STATION BUSINESS CENTRE	QUARRY STATION
LOCATION	Peigan Trail & 84 Street SE	Peigan Trail & 84 Street 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>Market rates</p>	<p>256,461 SF Warehouse Building For Lease</p> <p>825' x 295'</p> <p>Market rates</p>	<p>Building G – Warehouse 25,818 SF available Starting rent \$15.95 PSF</p> <p>Building H – Warehouse 64,900 SF available Market Rates</p> <p>Building I – Warehouse 9,241 SF available Starting rent \$14.95 PSF</p>	<p>CONDITIONALLY LEASED</p>	<p>119,212 SF Warehouse Building For Lease</p> <p>550' x 220'</p> <p>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 	<ul style="list-style-type: none"> Easy access to/from Peigan Trail & Stoney Trail 40' x 55' bays 210' marshalling area 55' deep concrete dolly pad 187 vehicle & 68 trailer parking stalls 36' clear height 42 dock doors & 2 overhead doors 	<ul style="list-style-type: none"> Easy access to/from Barlow Trail, Glenmore Trail & Deerfoot Trail Public transit via Route 149 New Calgary Co-op gas bar, convenience store and car wash; Tim Hortons Occupancy: Bldg. G & I immediately Building H – Sept. 2022 	<ul style="list-style-type: none"> Easy access to/from Glenmore Trail & Deerfoot Trail via 24 Street Public transit via BRT 302, routes 131, 117, 151 and future Green Line LRT 105 parking stalls 28' clear height 6 Dock Loading & 14 Grade-Level Doors 	
COMMENTS	<ul style="list-style-type: none"> Lot 6 zoned C-LRD Lot 9 zoned DC-133 Operating costs and taxes TBD 	<ul style="list-style-type: none"> Occupancy: Q3 2023 2023 operating costs & taxes budgeted at \$3.04 PSF 	<ul style="list-style-type: none"> 2022 operating costs & taxes budgeted at Building G: \$6.50 PSF Building I: \$6.50 PSF Building H: \$3.62 PSF 	<ul style="list-style-type: none"> Occupancy: Nov. 2022 2022 operating costs & taxes budgeted at \$4.93 PSF 	