

# REMINGTON DEVELOPMENT CORPORATION

## MAY 2023 LEASING UPDATE - EDMONTON



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

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<p><b>DISCOVERY CROSSING</b></p> <p>13806 - 102 Avenue SW</p> 	<ul style="list-style-type: none"> <li>• For Lease;</li> <li>• 3.55 acres total site size with three (3) buildings;</li> <li>• Building 1 : 7,200 sq. ft. - CRU Building 1;</li> <li>• Building 2 : 7,950 sq. ft. - CRU Building 2;</li> <li>• Building 3 : 6,500 sq. ft. - Gas / C-Store;</li> <li>• Excellent access and egress to QEII via traffic controlled intersection on Highway 19;</li> <li>• High profile corner site with access from 3 entry points;</li> <li>• QEII Highway traffic count - 94,920 vehicles per day;</li> <li>• Highway 19 traffic count - 13,520 vehicles per day</li> </ul>	<ul style="list-style-type: none"> <li>• Bay sizes starting at 1,200 sq. ft.;</li> <li>• Full City of Edmonton services;</li> <li>• Curb and gutter with sidewalks fronting the site;</li> <li>• Zoning: Light Industrial (ILES);</li> <li>• Occupancy - Fall 2023</li> </ul>