

# REMINGTON DEVELOPMENT CORPORATION

## NOVEMBER 2021 LEASING UPDATE - EDMONTON



PROJECT	AVAILABLE	HIGHLIGHTS	SERVICES	COMMENTS
<b>DISCOVERY BUSINESS PARK</b>	<p>278.19 acres total Phase I</p> <p>Lots ranging from 1.37 to 35.99 acres</p> <p>Build to Suit Opportunities</p> <p>For Lease or Sale</p>	<ul style="list-style-type: none"> <li>• Strategically located at the intersection of QEII and Highway 19; convenient access to all major transportation routes;</li> <li>• Flexible zoning for industrial, retail and commercial businesses;</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> <li>• Available Immediately.</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; full services to the property line;</li> <li>• Urban Commercial (UC3ES) zoned lands 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>Zoning:</p> <p>Urban Commercial 3 (UC3ES)</p> <p>Industrial Business (IBES)</p> <p>Light Industrial (ILES)</p>
<b>DISCOVERY CENTRE III</b>	<p>108,197 sq. ft.</p> <p>Up to 1.12 acres of Fenced and Paved Yard Storage</p> <p>For Lease</p>	<ul style="list-style-type: none"> <li>• Brand new multi-tenant industrial facility;</li> <li>• Flexible size configurations with both dock and grade loading;</li> <li>• Pre-cast concrete construction with 28' clear ceiling heights and crane ready building;</li> <li>• Bay sizes starting at 11,000 sq. ft.</li> </ul>	<ul style="list-style-type: none"> <li>• Full City of Edmonton services;</li> <li>• 2400 amp power supply.</li> </ul>	<p>Zoning:</p> <p>Light Industrial (ILES)</p> <p>Attractive operating costs of \$2.75 PSF</p> <p>Occupancy February 2022</p>
<b>DISCOVERY CROSSING</b>	<p>3.55 acres total</p> <p>Building 1 : 7,200 sq. ft.</p> <p>Building 2 : 7,950 sq. ft.</p> <p>Building 3 : 6,500 sq. ft.</p>	<ul style="list-style-type: none"> <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>• Full City of Edmonton services;</li> <li>• Curb and gutter with sidewalks fronting the site.</li> </ul>	<p>Zoning:</p> <p>Light Industrial (ILES)</p> <p>Occupancy Summer 2022</p>