

REMINGTON DEVELOPMENT CORPORATION

SEPTEMBER 2019 LEASING UPDATE - EDMONTON



PROJECT	AVAILABLE	HIGHLIGHTS	SERVICES	COMMENTS
DISCOVERY BUSINESS PARK	<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"> • Strategically located at the intersection of QEII and Hwy. 19; convenient access to all major transportation routes. • Flexible zoning for industrial, retail and commercial businesses. • Close proximity to the Edmonton International Airport and Nisku / Leduc Business Park. • Direct visibility and exposure along QEII Hwy. • Hwy. 19 to be six lanes with two all-turn signal-controlled intersections. • Available Q4 2018 – Q1 2019 (to be confirmed). 	<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. • Urban Commercial (UC3) zoned lands to be completed with curb and gutter. • Light Industrial (LI) zoned lands to be completed with drainage ditches. • Access to high speed data. 	<p>Zoning:</p> <p>Urban Commercial 3 (UC3)</p> <p>Industrial Business (IB)</p> <p>Light Industrial (LI)</p>
DISCOVERY CENTRE	<p>11,000–113,889 sq. ft.</p> <p>Up to 1.31 acres of fenced and paved yard storage</p> <p>For Lease</p>	<ul style="list-style-type: none"> • Brand new multi-tenant industrial facility • Flexible size configurations with both dock & grade loading • Fenced yard storage available • Attractive corner site with dual access points on 102 Avenue SW & 135 Street SW • Pre-cast concrete construction with 28' clear ceiling heights • Crane ready building • Excellent access to QEII & Highway 19 	<ul style="list-style-type: none"> • Full City of Edmonton services • Power supply to be determined 	<p>Zoning:</p> <p>Light Industrial (LI)</p> <p>Market lease rates</p> <p>Attractive operating costs of \$3.21 PSF</p> <p>Occupancy for fall 2019</p>
SOUTH CENTRAL RETAIL / OFFICE SITE	<p>3.68 acres</p> <p>For Lease or Sale</p>	<ul style="list-style-type: none"> • Future design build opportunity located at the corner of 75 Street NW and 68 Avenue NW. • Shovel-ready site • Within one block of the New Davies Road LRT Station 	<ul style="list-style-type: none"> • Full City of Edmonton servicing 	<p>Zoning:</p> <p>General Business (CB2)</p>