


REMINGTON DEVELOPMENT CORPORATION

FEBRUARY 2019 LEASING UPDATE - EDMONTON



PROJECT	AVAILABLE	HIGHLIGHTS	SERVICES	COMMENTS
DISCOVERY BUSINESS PARK	278.19 acres total Phase I Lots ranging from 1.37 to 35.99 acres Build to Suit Opportunities For Lease or Sale	<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) Industrial Business (IB) Light Industrial (LI)</p>
DISCOVERY CENTRE 	11,000–113,889 sq. ft. Up to 1.31 acres of fenced and paved yard storage For Lease	<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>Market lease rates</p> <p>Attractive operating costs of \$3.95 PSF</p> <p>Occupancy for fall 2019</p> <p>Light Industrial (LI) zoning</p>
ROUTE 60 INDUSTRIAL PARK	12.16 acres Build to Suit Opportunity For Lease	<ul style="list-style-type: none"> Strategic location on Hwy. 60, 1 km south of Hwy. 16A, with direct exposure to Hwy. 60. Direct all-turns signalized access at Hwy. 60 with easy access to major transportation routes. No business tax in Parkland County; lowest commercial/industrial property tax rate in the greater Edmonton region. Cost effective fully serviced land inclusive of stripping, rough grading, and in-place communal storm water management. Close proximity to the City of Edmonton and the CN Intermodal Facility. Shovel-ready for immediate development. 	<ul style="list-style-type: none"> Heavy duty paved roadways with streetlights and service connections to city water / sewer to the property line. Power services and mains are underground, allowing for high loads to Hwy. 60. Purchaser responsible for hook-ups to power and natural gas mains within adjacent roadways. Access to high speed data. 	<p>Zoning:</p> <p>Business Industrial (BI)</p>
SOUTH CENTRAL RETAIL/HOTEL SITE	3.68 acres SALE PENDING	<ul style="list-style-type: none"> Future design build opportunity located at the corner of 75 Street NW and 68 Avenue NW. Shovel-ready 	<ul style="list-style-type: none"> Full City of Edmonton servicing 	<p>Zoning:</p> <p>Commercial Mixed Business (CB3)</p>