

# DISCOVERY CENTRE V

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V

- ILES - LIGHT INDUSTRIAL
- UC3ES - URBAN COMMERCIAL
- IBES - BUSINESS PARK
- SWMF



**SOUTH EDMONTON'S NEWEST PREMIER INDUSTRIAL FACILITY**



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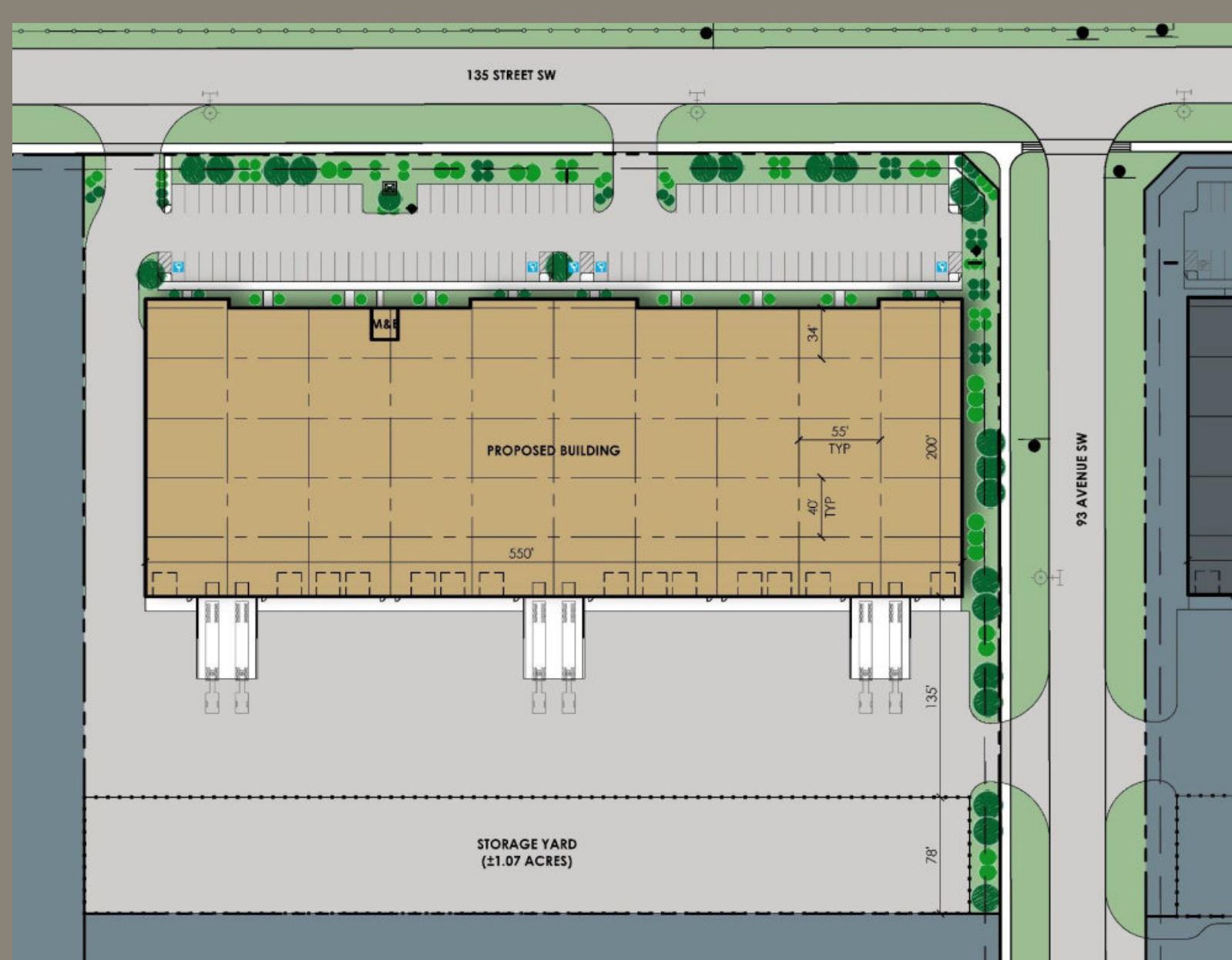
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**DISCOVERY**  
BUSINESS PARK



# DISCOVERY BUSINESS CENTRE V

9405 - 135 Street SW, Edmonton, AB



## PROJECT HIGHLIGHTS:

- Excellent access and egress to QE2 via controlled intersection on Highway 19
- Flexible office / warehouse / distribution or manufacturing complex
- Fenced and secured outside yard storage available

## BUILDING HIGHLIGHTS:

- Total building size of 108,197 SF on 7.41 acres
- Bay sizes starting at 11,000 SF
- Typical column spacing of 55' x 40'
- Dock and grade loading facility with 16' x 16' doors
- 28' clear ceiling heights
- Crane ready building with sumps throughout
- Power supply - 2,400 AMPS
- Pre-cast concrete construction
- Asking net rent - Market

## LEASING TERMS:

- Variable lease terms from 5 years
- 10% office build-out is included in the base rental rate
- Operating costs estimated at \$2.90 / SF (2023)
- 25 year agreement in place for property taxes to be based on the County of Leduc mill rate
- Occupancy for Summer 2023

## CORE BENEFITS

Discovery Business Park provides an outstanding industrial / commercial opportunity with exceptional access from QEII and Highway 19. Located near the Edmonton International Airport and the Nisku Business Park, it's all here at Discovery Business Park.

## SITE PLAN



## ELEVATIONS