

REMINGTON DEVELOPMENT CORPORATION

JANUARY 2022 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 Highway 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 Highway; Highway 19 to be six lanes with two all-turn signal-controlled intersections; Available Immediately. 	<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 (UC3ES) zoned lands to be completed with curb and gutter; Light Industrial (ILES) zoned lands to be completed with drainage ditches; Access to high speed data. 	<p>Zoning:</p> <p>Urban Commercial 3 (UC3ES)</p> <p>Industrial Business (IBES)</p> <p>Light Industrial (ILES)</p>
DISCOVERY CENTRE III	<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"> Brand new multi-tenant industrial facility; Flexible size configurations with both dock and grade loading; Pre-cast concrete construction with 28' clear ceiling heights and crane ready building; Bay sizes starting at 11,000 sq. ft. 	<ul style="list-style-type: none"> Full City of Edmonton services; 2400 amp power supply. 	<p>Zoning:</p> <p>Light Industrial (ILES)</p> <p>Attractive operating costs of \$2.75 / SF</p> <p>Occupancy February 2022</p>
DISCOVERY CENTRE IV	<p>212,834 sq. ft.</p> <p>Ample trailer parking available</p> <p>For Lease</p>	<ul style="list-style-type: none"> Brand new multi-tenant distribution facility; Flexible size configurations with multiple dock doors; Pre-cast concrete construction with 36' clear ceiling heights and crane ready building; Bay sizes starting at 32,450 sq. ft. 	<ul style="list-style-type: none"> Full City of Edmonton services; 2500 amp power supply 	<p>Zoning:</p> <p>Light Industrial (ILES)</p> <p>Attractive operating costs of \$2.60 / SF</p> <p>Occupancy Q1 2023</p>
DISCOVERY CROSSING	<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"> Excellent access and egress to QEII via traffic controlled intersection on Highway 19; High profile corner site with access from 3 entry points; QEII Highway traffic count - 94,920 vehicles per day; Highway 19 traffic count - 13,520 vehicles per day. 	<ul style="list-style-type: none"> Full City of Edmonton services; Curb and gutter with sidewalks fronting the site. 	<p>Zoning:</p> <p>Light Industrial (ILES)</p> <p>Occupancy Fall 2022</p>

