

REMINGTON DEVELOPMENT CORPORATION

NOVEMBER 2020 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 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 (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 II	<p>108,197 sq. ft.</p> <p>Up to 1.39 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. • Pre-cast concrete construction with 28' clear ceiling heights. • Crane ready building. • Direct exposure to QEII. 	<ul style="list-style-type: none"> • Full City of Edmonton services. • 2000 amp power supply.. 	<p>Zoning:</p> <p>Light Industrial (LI)</p> <p>Market lease rates</p> <p>Attractive operating costs of \$2.95 PSF</p> <p>Occupancy Winter 2020</p>