

REMINGTON DEVELOPMENT CORPORATION

APRIL 2018 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) Industrial Business (IB) Light Industrial (LI)</p>
ROUTE 60 INDUSTRIAL PARK	<p>12.16 acres</p> <p>Build to Suit Opportunity</p> <p>For Lease or Sale</p>	<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	<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 	<ul style="list-style-type: none"> • Full City of Edmonton servicing 	<p>Zoning:</p> <p>Commercial Mixed Business (CB3)</p>