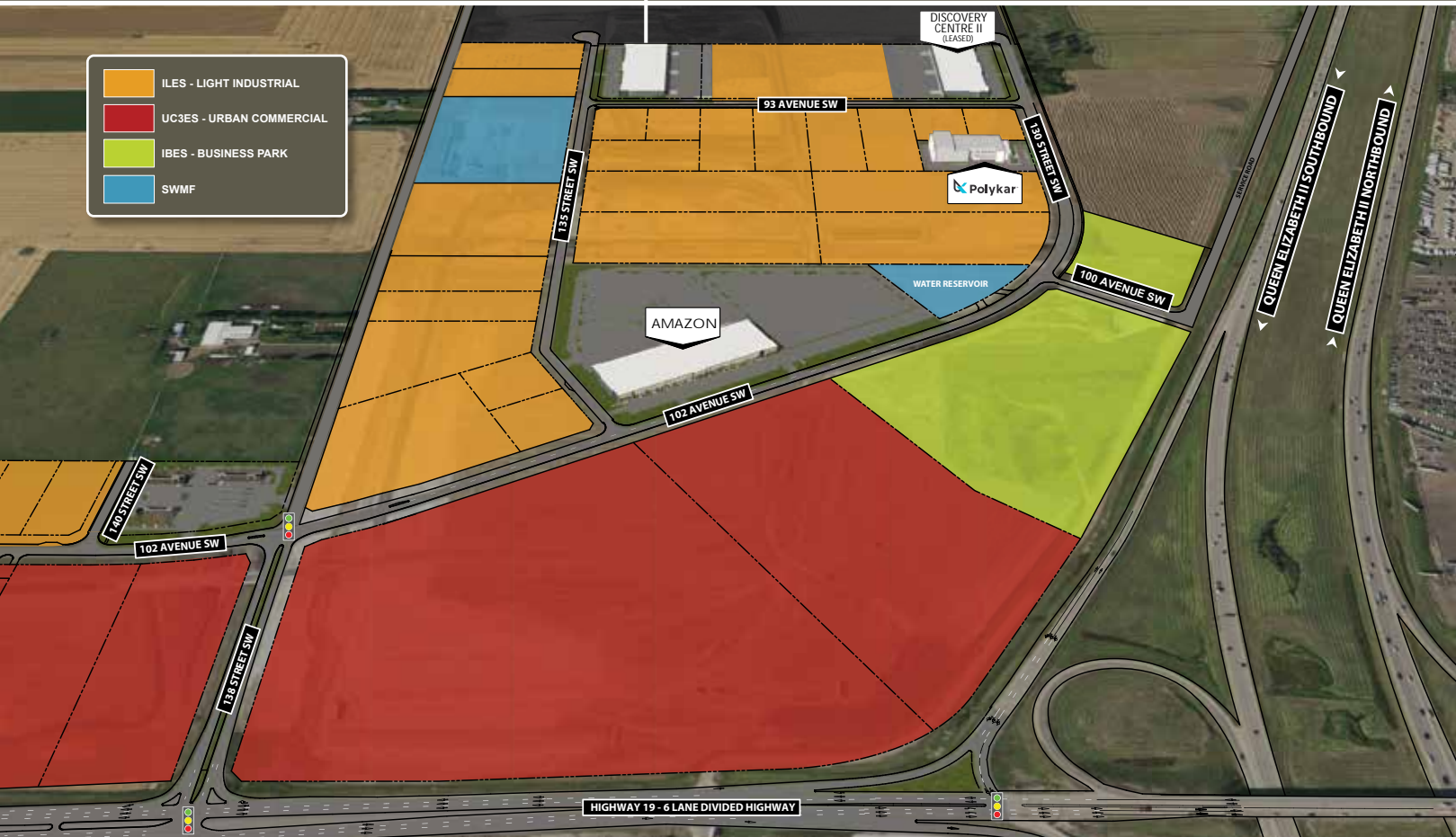


DISCOVERY CENTRE III

DISCOVERY CENTRE



SOUTH EDMONTON'S NEWEST PREMIER INDUSTRIAL COMPLEX



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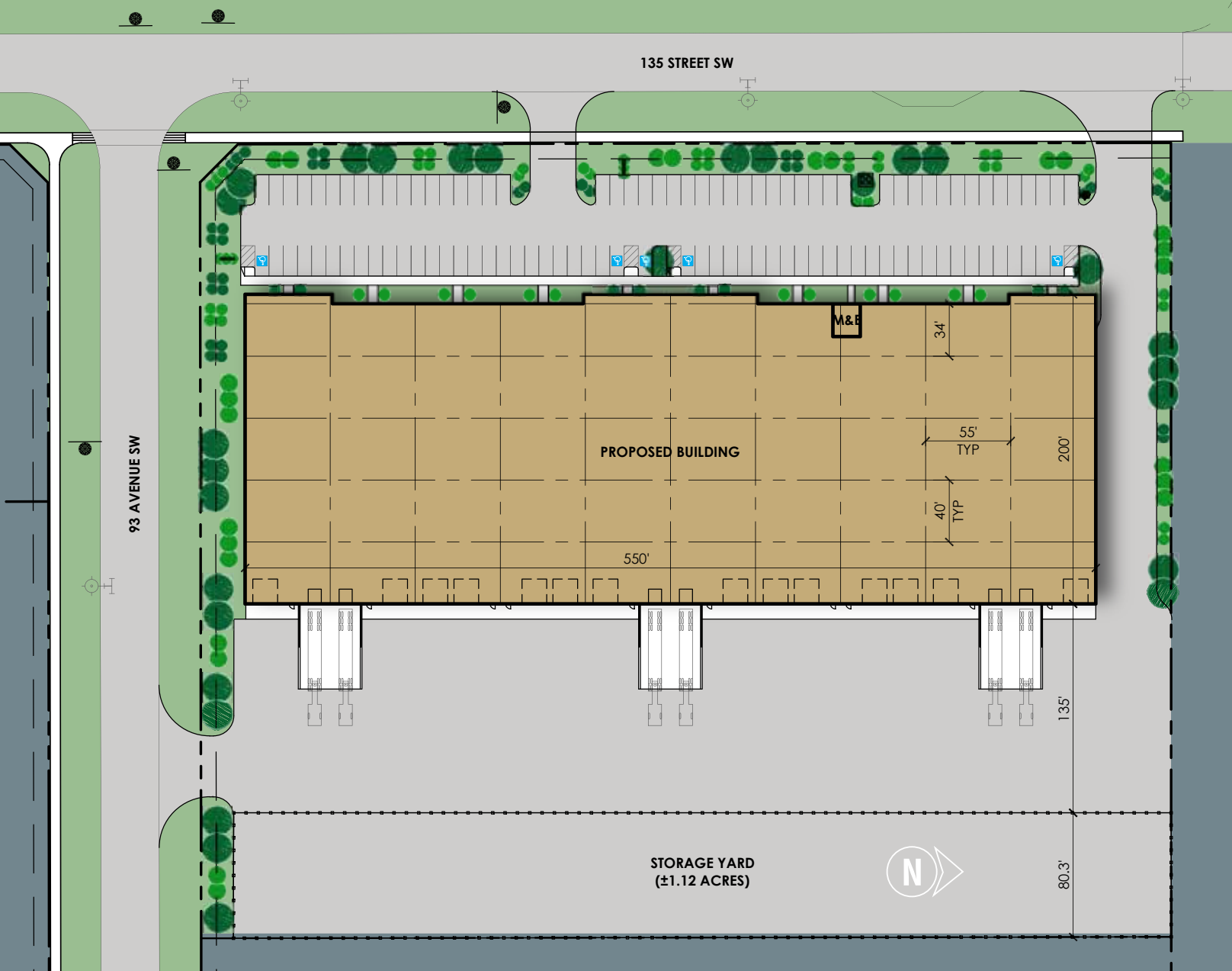
DISCOVERY
BUSINESS PARK



DISCOVERY BUSINESS CENTRE



9106 – 135 Street SW, Edmonton, AB



SITE PLAN

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 space 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 included in base rental rate
- Operating costs estimated at \$2.73 / SF (2021)
- 25 year agreement in place for property taxes to be based on the County of Leduc mill rate
- Occupancy for Winter 2021



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.