

DISCOVERY CENTRE IV

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SOUTH EDMONTON'S NEWEST PREMIER DISTRIBUTION CENTRE



Suite 2595, 10155 - 102 Street Edmonton AB T5J 0H8 • 780.413.8266

remingtoncorp.com

DISCOVERY
BUSINESS PARK



DISCOVERY BUSINESS CENTRE

IV

13106 - 93 Avenue SW, Edmonton, AB

PROJECT HIGHLIGHTS:

- Excellent access and egress to QE2 via controlled intersection on Highway 19
- State of the art distribution type facility with flexible bay sizes available
- Fenced and secured outside yard storage available

BUILDING HIGHLIGHTS:

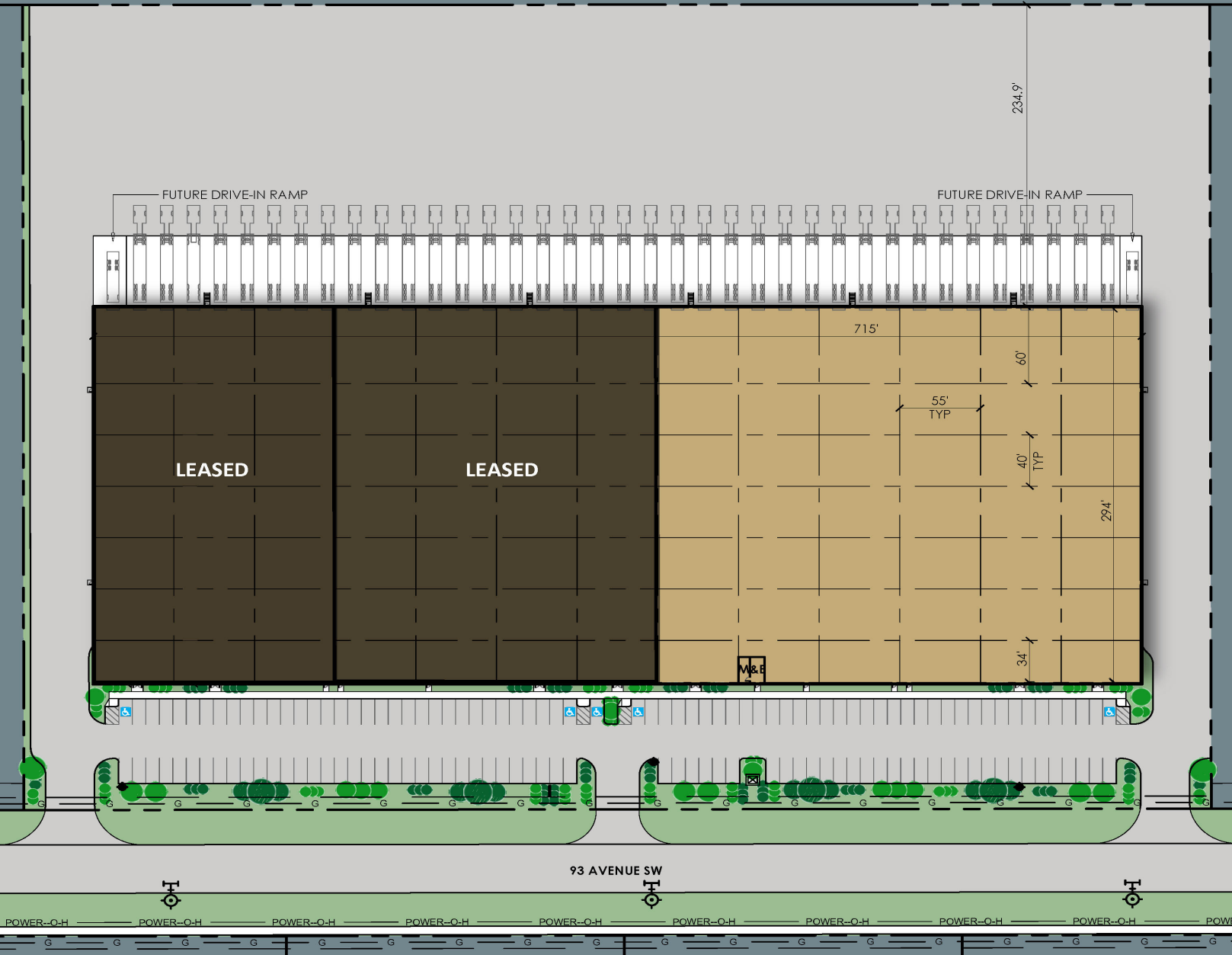
- Total building size of 212,834 SF on 11.66 Acres
- Bay sizes starting at 32,450 SF
- Typical column spacing of 55’ x 40’ plus additional speed bay of 55’ x 60’ along the rear loading areas
- 39 dock loading doors available with the ability to convert ramp to grade loading
- 36’ clear ceiling heights
- Power supply - 2,500 AMPS
- Pre-cast concrete construction
- Asking net rental rate starting from \$9.50 / SF

LEASING TERMS:

- Variable lease terms from 5 years
- 5% office build-out is included in the base rental rate
- Operating costs estimated at \$2.95 / SF (2025)
- 25 year agreement in place for property taxes to be based on the County of Leduc mill rate

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