

# AVISON YOUNG

Partnership. Performance.



12222 - 12236 EWING AVENUE  
REGINA, SK

## TRANSLINK LOGISTICS CENTRE AT THE GLOBAL TRANSPORTATION HUB (GTH)

A DEVELOPMENT BY:

### Morguard

Morguard (TSX: MRC) is an expert in North American real estate ownership, investment and management with a focus on high-quality properties and developments across all asset classes.

FOR LEASE



Platinum member



# TRANSLINK LOGISTICS CENTRE



- ★ Two of the four new multi-tenant industrial buildings have been constructed within TransLink Logistics Centre at the Global Transportation Hub (Buildings 1A and 2A).
- ★ Building 1A is fully leased and Building 2A (50% leased) can accommodate tenants from 16,400 sf up to 41,295.50 sf.
- ★ Specifically designed for distribution, logistics, warehousing, light industrial and transportation uses.
- ★ Availability for compound storage, van trailer storage, sea can storage and service vehicle parking.
- ★ Project is LEED® certified to the Silver level
- ★ Market lease rates.
- ★ 2019 operating costs & taxes: \$4.10 psf.
- ★ Immediate occupancy for the balance of Building 2A.

The LEED® Certification trademark is licensed to the Canada Green Building Council and is used here with permission.



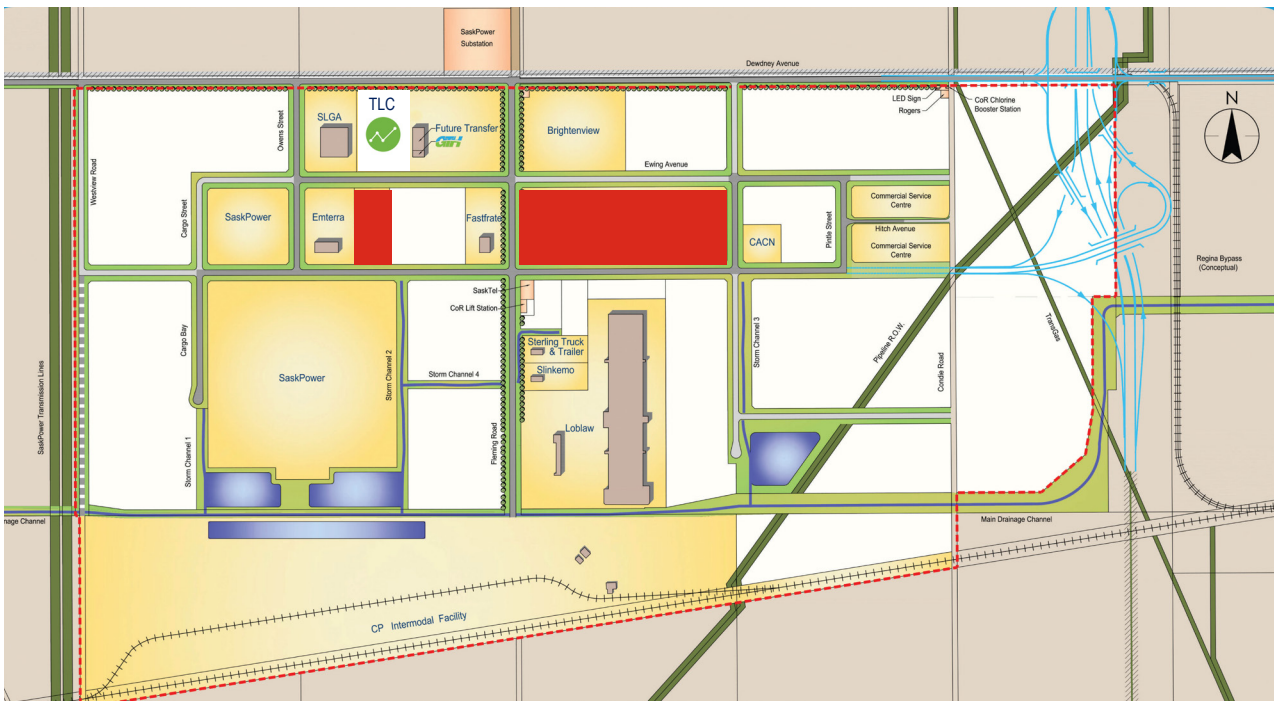
Size	Building 2A 41,297.50 sf (bay sizes starting at approximately 16,400 sf) available Building 1B Approximately 60,000 sf or larger if requested (future construction) Building 2B Approximately 80,000 sf or larger if requested (future construction)
Net Rent	Market rates
TI Allowance	Market rates
Occupancy	Building 2A Immediately Buildings 1B & 2B- Upon completion of construction
Ceiling Height	Building 2A 32' clear Building 1B proposed 28' clear and Building 2B proposed 32' clear
Loading	Grade and/or dock
Storage	Van trailers, sea can and/or secure compound space
Parking	Fully paved yard offers large vehicle parking area and ample staff/customer parking
Permitted Uses	<ul style="list-style-type: none"><li>★ <b><u>Transportation and Logistics</u></b> (ie: local and long haul freight trucking, trucking terminal or yard, third party logistics providers, trailer and container drayage)</li><li>★ <b><u>Warehousing and Distribution</u></b> (ie: inventory storage, refrigerated facilities, cross-dock operations)</li><li>★ <b><u>Light Manufacturing and Processing</u></b> (ie: product assembly, value-added agriculture processing)</li><li>★ <b><u>Import and Export</u></b> (ie: local, national and international companies requiring connections to global markets)</li></ul>

BOTH DOCK AND/OR GRADE DOOR CONFIGURATIONS AVAILABLE



# Build-to-Suit Options

Ability to accommodate build-to-suit options on the Morguard lands shaded in red below. Can construct up to 1,000,000 sf.



Join the following companies at the GTH:



Loblaws Distribution Centre  
(1 million sf)



CP Rail Intermodal Facility  
(41.3 acres)



Consolidated Fastrate  
(10,000 sf cross dock facility on 10 acres)



Emterra Environmental  
(45,000 sf facility on 13 acres)



SLGA Distribution Centre  
(145,000 sf facility on 15 acres)



Slinkemo Enterprises  
(container management)



Sterling Truck and Trailer  
(service & maintenance for trucks and trailer units)



Future Transfer



Brightenview Development International Inc.



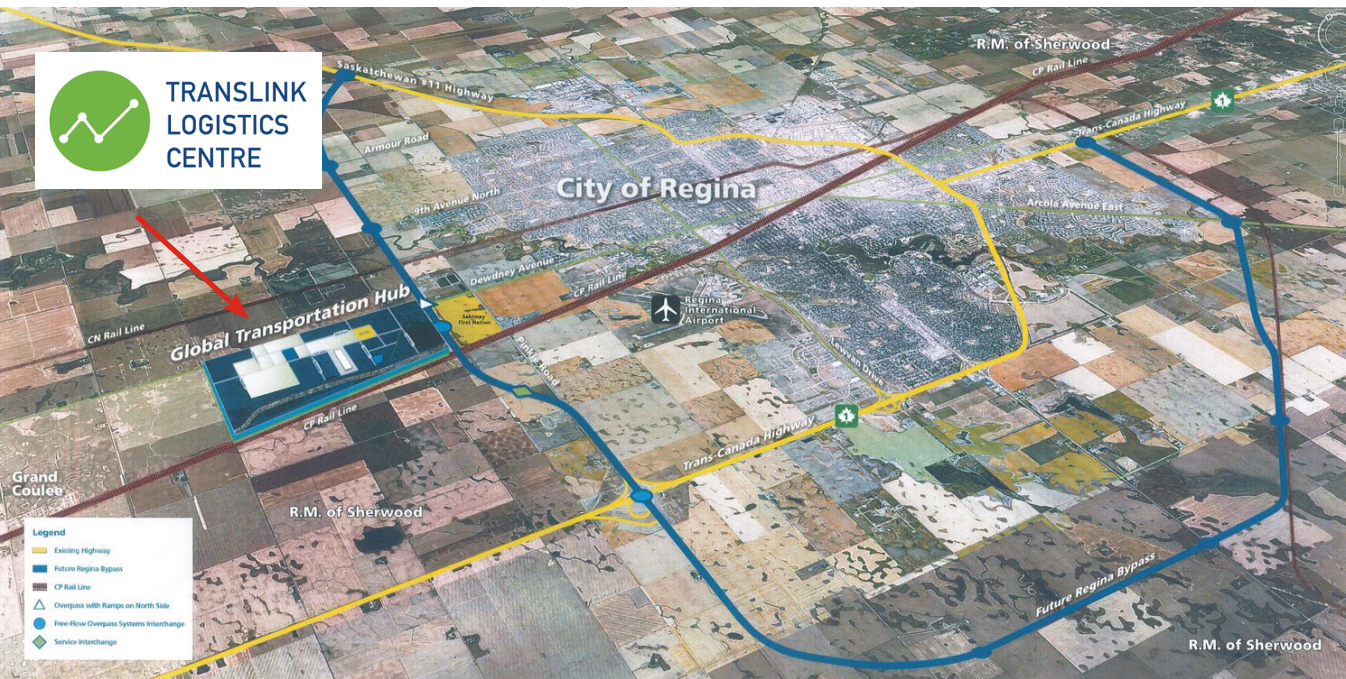
Global Transportation Hub Authority (Head Office)



SaskPower Logistics Warehouse Complex - New logistics complex as of 2026 (500,000 sf on 145 acres)

# The Location

The GTH provides direct access to the Canadian Pacific Rail's (CP) mainline, connecting Vancouver, Toronto, Montreal, Gulf Coast and Great Lakes ports and Midwestern U.S. trans-shipment points. It is designed specifically to meet the needs of heavy-haul transportation and logistics operations. The extra-wide double laned roadways are tailored to be easily accessible for even the longest combination vehicles, ensuring high volume and velocity of truck movements. TransLink Logistics Centre has easy access to the TransCanada Highway which runs east and west between the Pacific and Atlantic Ocean coasts and in 2019 the completion of the Regina ByPass will provide access to Highway #11 which runs north and south and connects the TransCanada Highway to the Yellowhead Highway. The \$1.8 billion Regina ByPass project (illustrated in blue below) is the largest transportation infrastructure project in the province's history and when completed in early 2019, will provide non-stop direct access into the GTH.



TRANSLINK LOGISTICS CENTRE





[www.translinklogisticscentre.com](http://www.translinklogisticscentre.com)

FOR MORE INFO:



**Dale Griesser**, Managing Director  
306.559.9000  
dale.griesser@avisonyoung.com



[avisonyoung.com](http://avisonyoung.com)

Avison Young Commercial Real Estate (Sask) Inc.  
300 - 2550 12th Avenue  
Regina, SK S4P 3X1

The information contained herein was obtained from sources deemed to be reliable and, while thought to be correct, no guarantees, representations or warranties are expressed or implied by Avison Young Commercial Real Estate (Sask) Inc.