

FOR LEASE - FOR SALE - DESIGN BUILD

DISCOVERY

B U S I N E S S P A R K

DISCOVER THE POSSIBILITIES



PROPERTY TAX ADVANTAGE

- Discovery Business Park was annexed by the City of Edmonton in January 2019, however, a property tax protection was established for 25 years from annexation, all properties within Discovery to be taxed based upon Leduc County mill rates, offering significant savings over time.

AVAILABILITY

- Immediate Availability, lots ranging from 1.37 - 36.08 acres.
- Zoned Urban Commercial 3 (UC3ES) and Light Industrial (ILES).

HIGHLIGHTS

- Strategically located at the intersection of QEII and Highway 19, allowing for convenient access to all major transportation routes including North and Southbound QEII, 41st Avenue Interchange, Anthony Henday Drive, and Highway 19 / 625 which connects to both Highway 60 and Highway 21.
- High profile business park aimed towards a cleaner use with flexible zoning, which can accommodate a variety of businesses including industrial, retail and commercial.
- Close proximity to the Edmonton International Airport and the Nisku / Leduc Business Park.
- Direct visibility and exposure opportunities along the QEII Highway.
- Highway 19 features six lanes with two all-turn signal-controlled intersections leading directly into Discovery Business Park.

SERVICES

- Remington Development Corporation has constructed heavy duty paved roadways with street lights throughout the business park.
- All sites stripped and rough graded, and have full services to the property line.
- Urban Commercial 3 (UC3ES) zoned lands with curb and gutter.
- Light Industrial (ILES) zoned lands with drainage ditches.
- Access to high speed data available within the business park.

DISCOVERY

BUSINESS PARK



SUBDIVISION PLAN

DISCOVERY

BUSINESS PARK



JOIN THESE INDUSTRIAL LEADERS AT DISCOVERY BUSINESS PARK



AND MORE!



FOR MORE INFORMATION VISIT REMINGTONCORP.COM

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