

DISCOVERY CENTRE 7 AREA MAP



DISCOVERY CENTRE



OPPORTUNITY IS HERE – DISCOVERY CENTRE 7

DISCOVERY CENTRE 7

9206 – 135 Street SW, Edmonton, AB

TOTAL

117,009 sq. ft. on 8.36 Acres

OCCUPANCY

Q1 2026

HIGHLIGHTS

- Outstanding access and egress to QE2 via a controlled intersection on Highway 19
- Fenced and secured outside yard storage available
- Typical column spacing of 55' x 40' grids with 240' bay depths
- Dock and grade loading facility with 16'x16' grade loading doors
- 28' clear ceiling heights
- Power supply – 2,400 AMPS
- Crane ready building to accommodate 10-Ton crane capacity
- Pre-cast concrete construction
- Bay sizes starting at 13,200 sq. ft.

LEASING TERMS

- Variable lease terms from 5 years with occupancy for Q3 2025
- 10% office build-out is included in base rental rate
- Operating costs \$3.51 / SF (2025)
- 25 year agreement in place for property taxes to be based on the County of Leduc mill rate

BENEFITS

Discovery Centre 7 offers tenants an exceptional industrial opportunity with the industry's leading commercial development team, Remington Development Corporation. Join Discovery's notable industrial tenants who have benefitted from the development's excellent access from QEII and Highway 19. Discovery is located near the Edmonton International Airport and Nisku Business Park, it's all here at Discovery Centre 7.



TO LEARN MORE ABOUT DISCOVERY BUSINESS PARK AND MANY OTHER REMINGTON INDUSTRIAL PROJECTS VISIT US ONLINE.

LOCATION & ACCESS ROUTES

DISCOVERY
BUSINESS PARK

- CITY ANNEXED LANDS
- COMMERCIAL
(City of Edmonton UC3ES)
- INDUSTRIAL
(City of Edmonton ILES)

