

# DISCOVERY

C R O S S I N G



Suite 1425, 10104 - 103 Ave Edmonton, AB T5J 0H8 • 780.413.8266

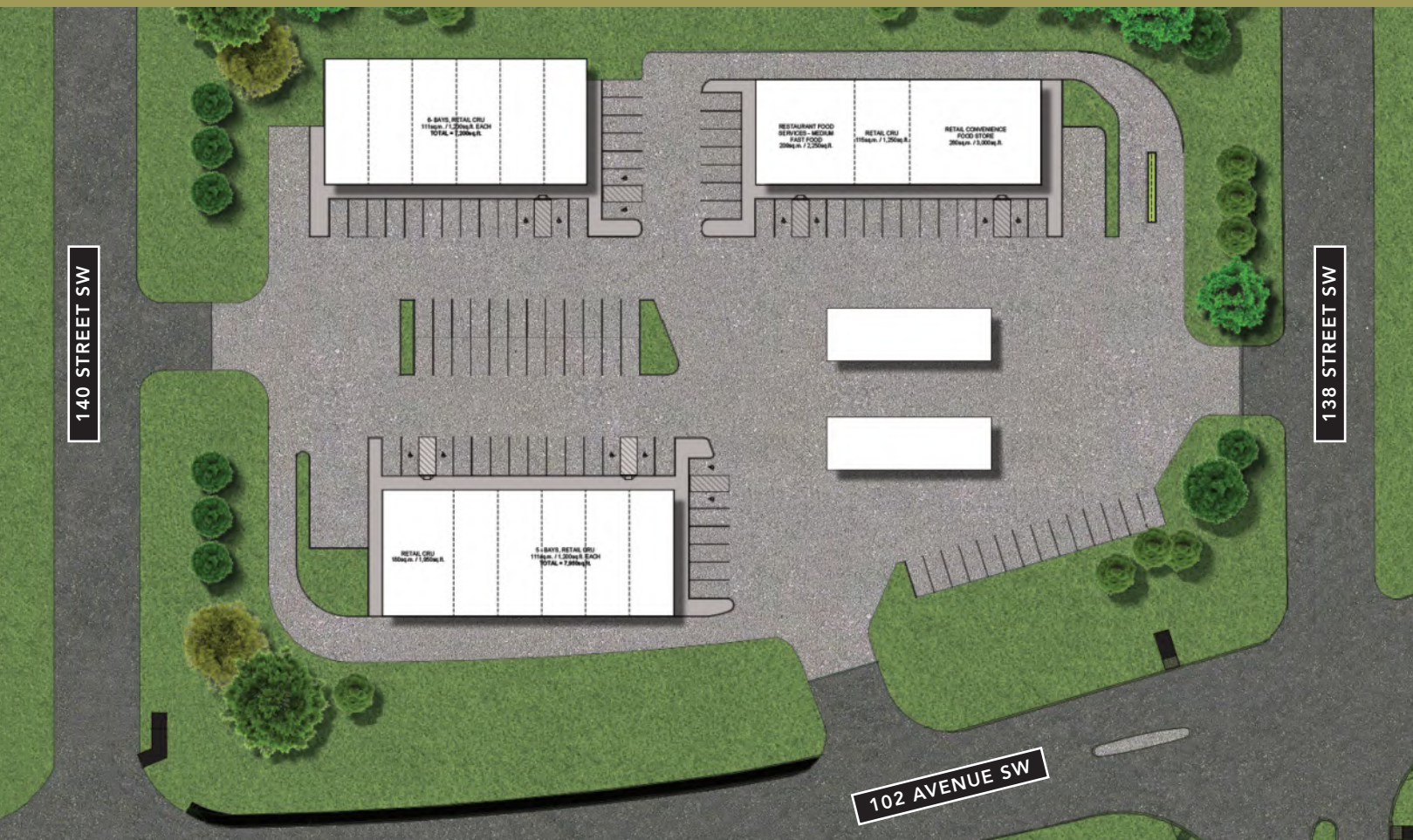
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DISCOVERY  
BUSINESS PARK



# DISCOVERY

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## PROJECT HIGHLIGHTS:

- Excellent access and egress to QEII via traffic controlled intersection on Highway 19
- Flexible building designs to accommodate various tenant sizes
- High profile corner site with access from 3 entry points along 102 Avenue, 138 Street & 140 Street
- Direct visibility to QEII Highway - 94,920 vehicles per day
- Direct visibility to Highway 19 - 13,520 vehicles per day

## BUILDING HIGHLIGHTS:

- CRU Building 1 - 7,200 SF (bay sizes of 20' x 60')
- CRU Building 2 - 7,950 SF (bay sizes of 20' x 60' & 32.5' x 60')
- GAS / QSR Building 3 - 6,500 SF (various bay sizes)
- Total site size 3.55 acres providing ample parking throughout
- Land lease potential for the Gas / QSR portions of the site
- Drive-thru capabilities

## LEASING TERMS:

- Variable lease terms starting at 5 years
- Tenant Improvement Allowance: \$25.00 per square foot
- Lease Rates: Market
- 25 year tax protection in place for the property taxes to be based on Leduc county mill rates, offering significant savings over the lease term



## CORE BENEFITS

Discovery Business Park provides an outstanding industrial/commercial opportunity with exceptional access from QEII and Highway 19. Discovery Crossing is an important amenity retail location to serve the entire Park, ideally located near numerous business leaders including Amazon.

SOUTH EDMONTON'S NEWEST PREMIER BUSINESS PARK