

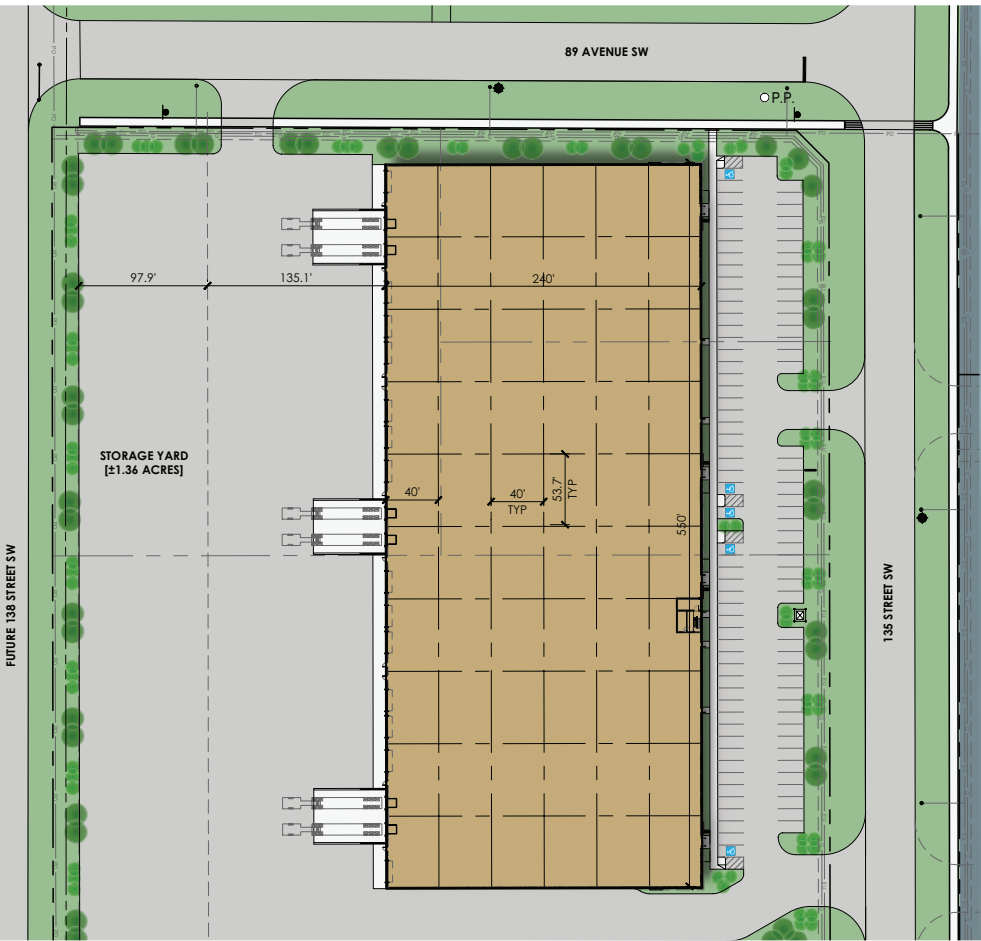
DISCOVERY CENTRE 8 AREA MAP



DISCOVERY CENTRE 8



OPPORTUNITY IS HERE – DISCOVERY CENTRE 8



DISCOVERY CENTRE 8

8906 – 135 Street SW, Edmonton, AB

TOTAL

132,173 SF on 8.36 acres

OCCUPANCY

Winter 2027

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 Q1 2027
- 10% office build-out is included in base rental rate
- Operating costs \$3.35 / SF (2027)
- 25 year agreement in place for property tax protection based upon Leduc County mill rates, offering significant annual savings



BENEFITS

Remington Development has responded to industrial users who asked for cost-effective solutions to improve the appearance of their industrial locations. Discovery Centre 8 is a culmination of user feedback, intelligently designed architectural features, and efficient construction methodology. Notable highlights like entry canopies, prominent signage and brick detailing give businesses impact while impressing employees, customers and partners.



LOCATION & ACCESS ROUTES

