

DISCOVERY CENTRE IV

# DISCOVERY CENTRE

IV



**SOUTH EDMONTON'S NEWEST PREMIER DISTRIBUTION CENTRE**



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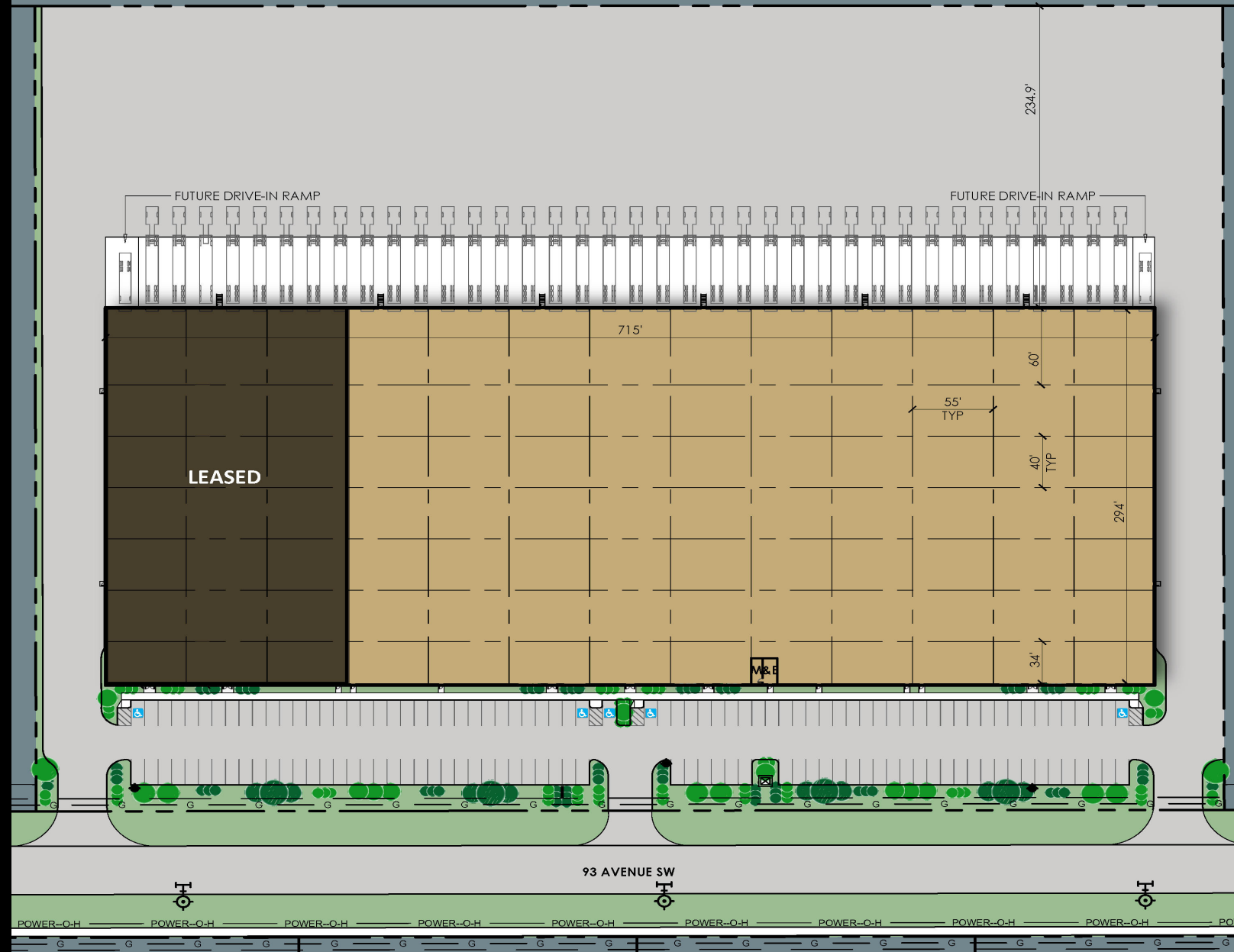
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# DISCOVERY BUSINESS CENTRE

IV

13106 - 93 Avenue SW, Edmonton, AB



## PROJECT HIGHLIGHTS:

- Excellent access and egress to QE2 via controlled intersection on Highway 19
- State of the art distribution type facility with flexible bay sizes available
- Fenced and secured outside yard storage available

## BUILDING HIGHLIGHTS:

- Total building size of 212,834 SF on 11.66 Acres
- Bay sizes starting at 32,450 SF
- Typical column spacing of 55' x 40' plus additional speed bay of 55' x 60' along the rear loading areas
- 39 dock loading doors available with the ability to convert ramp to grade loading
- 36' clear ceiling heights
- Power supply - 2,500 AMPS
- Pre-cast concrete construction
- Asking net rental rate starting from \$9.50 / SF

## LEASING TERMS:

- Variable lease terms from 5 years with occupancy for Q1 2023
- 5% office build-out is included in the base rental rate
- Operating costs estimated at \$2.95 / SF (2025)
- 25 year agreement in place for property taxes to be based on the County of Leduc mill rate

## SITE PLAN



## ELEVATIONS

## CORE BENEFITS

Discovery Business Park provides an outstanding industrial / commercial opportunity with exceptional access from QEII and Highway 19. Located near the Edmonton International Airport and the Nisku Business Park, it's all here at Discovery Business Park.