



MONARCH

BUSINESS PARK INC

**Class A Industrial for Lease &
Build to Suit Opportunities**



**BUILD
TO SUIT
OPPORTUNITIES**

**UP TO
33,000 SF
AVAILABLE**

**FLEXIBLE
DEMISING
OPTIONS
AS LOW AS
16,500 SF**

**48.3
ACRES OF
INDUSTRIAL
LAND**

LOCATION

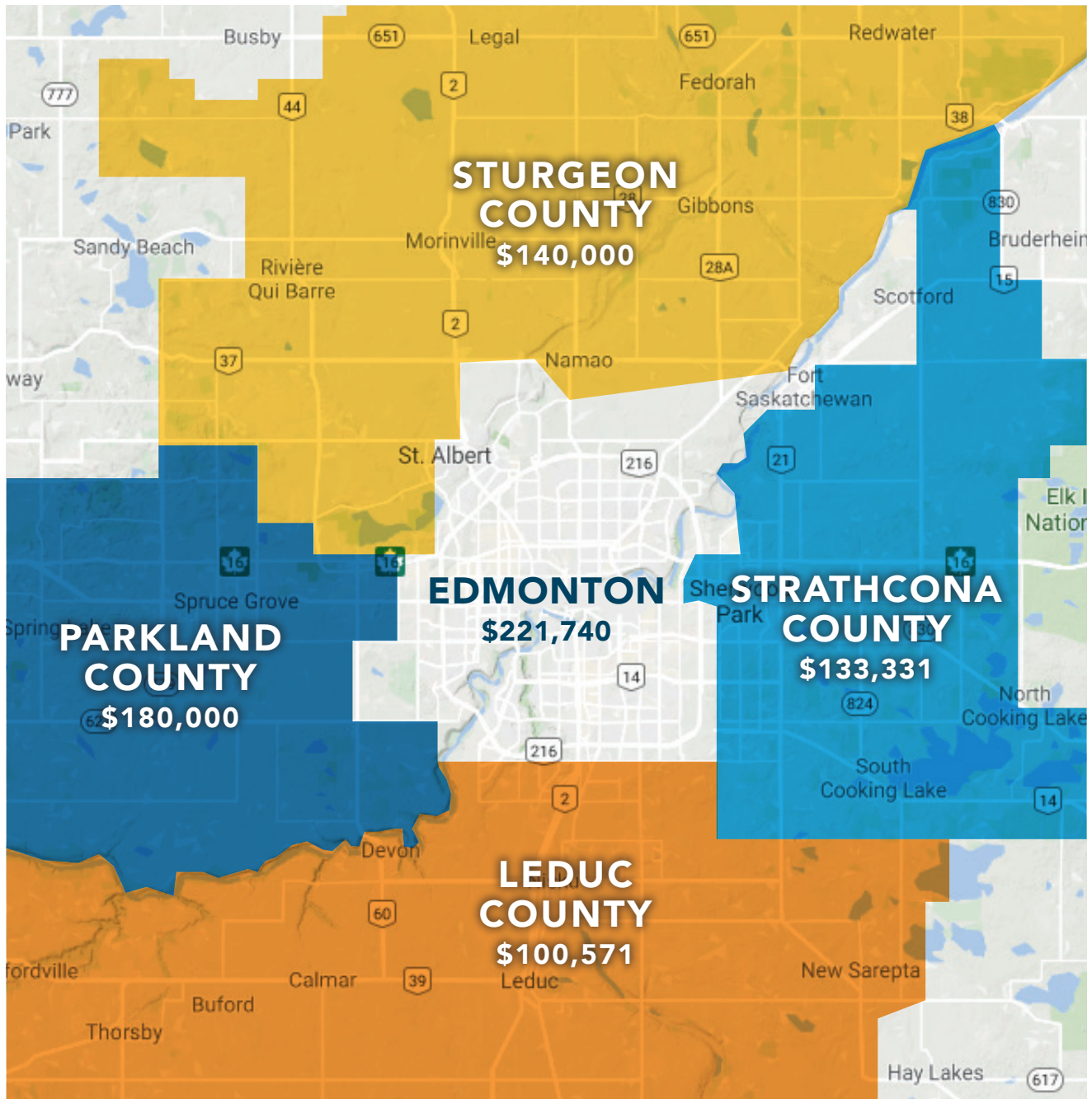


RETAIL LOCATIONS

- | | |
|--------------------------------|-------------------------|
| 1. Heritage Valley Town Centre | 5. South Common |
| 2. Ellerslie Corner | 6. Ellerslie Crossing |
| 3. Southbrook Centre | 7. Market at Summerside |
| 4. Cavanagh | 8. Harvest Pointe |

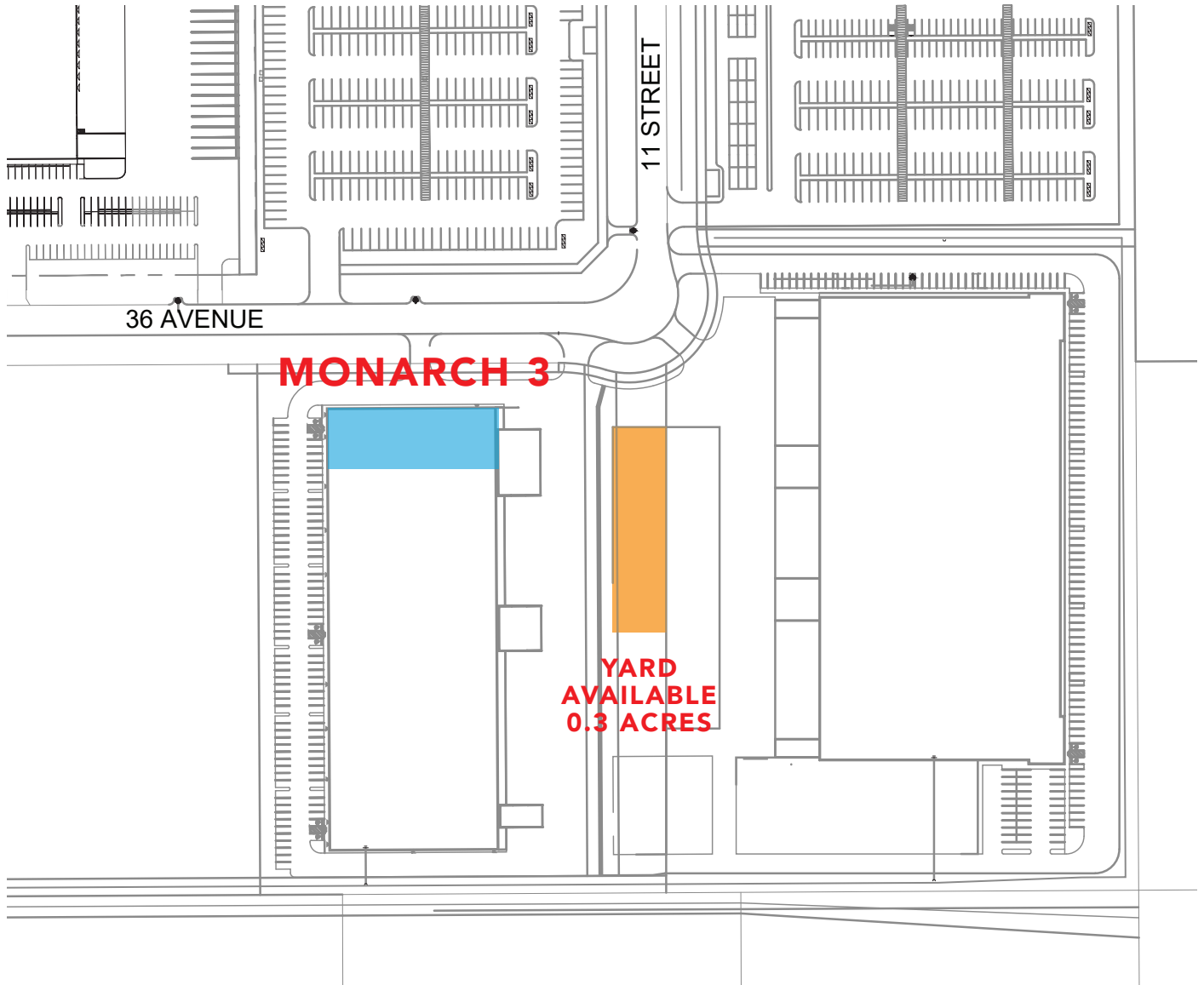
WHY THE COUNTY

COMPARATIVE TAX CALCULATION FOR A PROPERTY ASSESSED AT \$10,000,000



- Lower property taxes resulting in lower operating costs for tenants
- Reduced red tape & faster permitting compared to proper City of Edmonton
- Business-friendly municipality
- Robust transportation infrastructure including Edmonton's 41st Ave SW overpass that connects the area conveniently to the QE II Highway.

SITE PLAN



PROPERTY HIGHLIGHTS

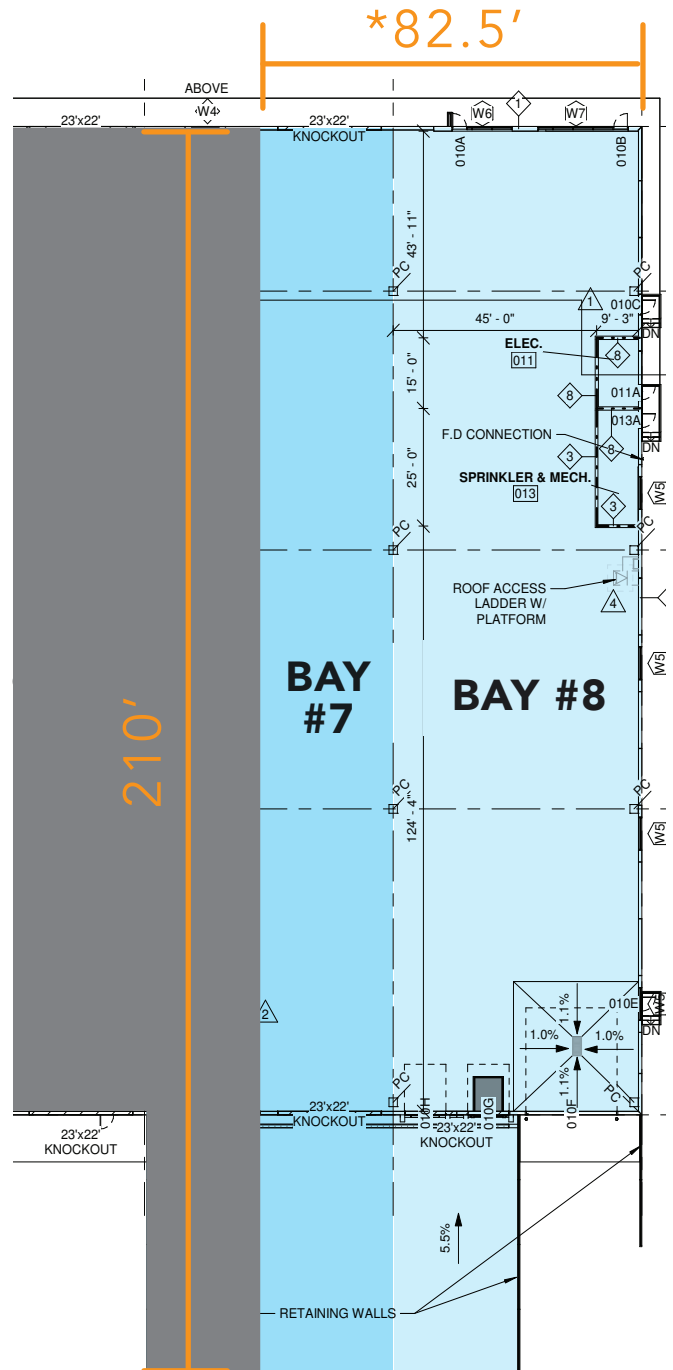
MONARCH BUILDING 3

BUILDING 3 INFO

AVAILABLE AREA	17,325 SF
MINIMUM CONTIGUOUS	17,325 SF
ZONING	IND - Industrial
PARKING STALLS	123
POWER	1600a 347/600v
BUILDING DEPTH	210'
CLEAR HEIGHT	32'
COLUMN GRID	Various: 55'x55' / 55'x65' / 55'x35'
CRANES	20 Ton Crane Ready
GRADE LOADING	One (1) 20'x22'
DOCK LOADING	Up to two (2) 9'x10'
LIGHTING	LED
FIRE SUPPRESSION	OHG2 System
SUMP	Available On Request
TRENCHES	Available On Request
FLOOR SLAB	8" Concrete Slab Dual Wheel Load 20,000 lbs
HVAC	Tube & Unit Heaters
YARD	Up to 0.3 Acres Contiguous

LEASING

LEASE RATE	\$12.00 - \$14.00 PSF
OP COSTS	\$2.75 (2021 Estimate)
ADDITIONAL YARD	\$1.00 PSF
AVAILABLE	Immediately



*DEMISING OPTIONS AVAILABLE

THE DEVELOPERS

Monarch Business Park Inc. is a company formed by two notable long-term real estate developers, Cameron Development Corporation and York Realty Inc.



In the world of real estate development, York Realty stands out. Our timelines are quick, our spaces are truly turnkey, and our leases are simple and only as long as they need to be. Our tight-knit team is tenacious, responsive and more than a little competitive. We will outwork other developers to get the best clients, connect them with the right properties and support their growth.

As a company, York aims to make the process as effortless as possible for both brokers and tenants leasing space. York Realty is a privately held, family-owned business built on grit, hard work and follow-through. When you sign a lease with us, you become part of the family. We are committed to meeting your needs as your business grows and evolves.

Established in 1979, Cameron Development Corporation is a commercial real estate development company based in Edmonton, Alberta, that has earned a reputation for producing projects of the highest quality and standard. Cameron has developed, owned and operated some of the most successful retail projects in Canada, including South Edmonton Common, a 2.4-million-square-foot power centre that has become one of the largest and most successful retail developments in Canada. Cameron is currently under development with 14 retail centres totaling in excess of three million square feet. Cameron has developed numerous highest-quality retail projects of various sizes over the past several years, and continues to be one of the most active developers in Western Canada





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FOR MORE INFORMATION ABOUT MONARCH CONTACT:

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