





Class A Industrial for Lease & Build to Suit Opportunities



CURRENTLY UNDER CONSTRUCTION, FALL 2021 OCCUPANCY





UP TO 181,720 SF AVAILABLE FLEXIBLE DEMISING OPTIONS AS LOW AS 42,460 SF

10.0
ACRES OF
AVAILABLE YARD

LOCATION



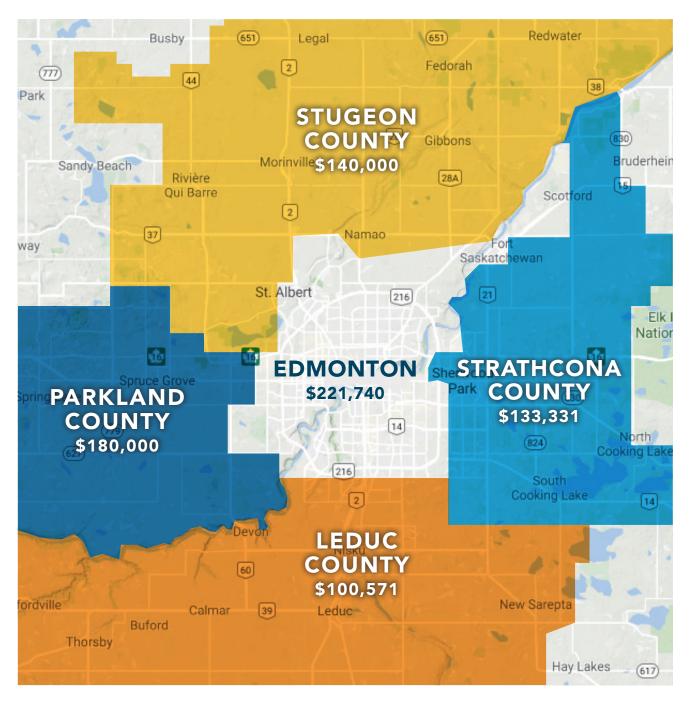
RETAIL LOCATIONS

- 1. Heritage Valle Town Centre
- 2. Ellerslie Corner
- 3. Southbrook Centre
- 4. Cavanagh

- 5. South Common
- 6. Ellerslie Crossing
- 7. Market at Summerside
- 8. Harvest Pointe

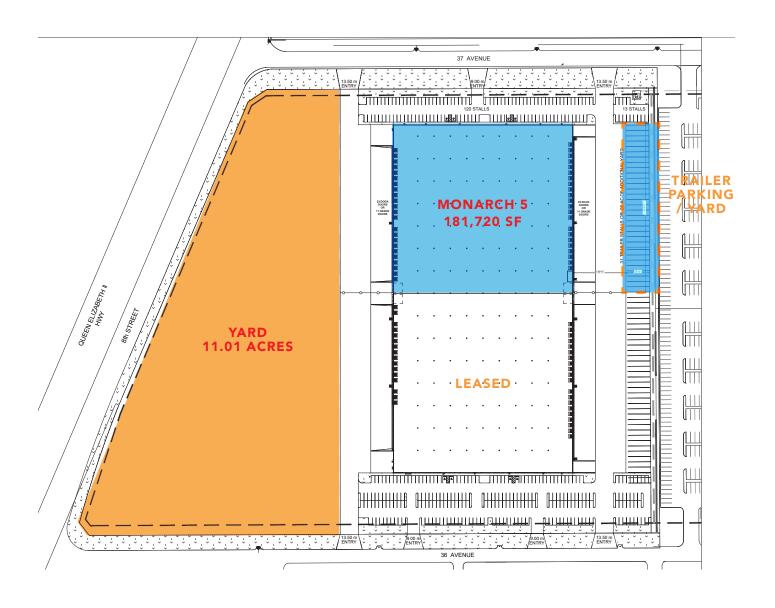
WHY THE COUNTY

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



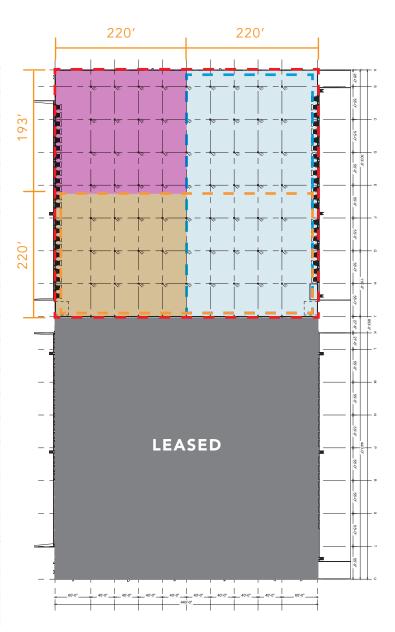
PROPERTY HIGHLIGHTS MONARCH BUILDING 5

BUILDING 5 INFO

MINIMUM CONTIGUOUS ZONING IND - Industrial PARKING STALLS BUILDING DEPTH CLEAR HEIGHT COLUMN GRID CRANES GRADE LOADING DOCK LOADING FIRE SUPPRESSION SUMP TRENCHES PLOOR SLAB MINIMUM CONTIGUOUS 42,460 SF IND - Industrial 133 Car, 31 Trailer 440' Various: 28'x40'/ 28'x 60'/55'x40'/ 55'x60' Up To Twenty Three (23) 20'x22' DOCK LOADING Up To Forty Five (45) 9'x10' 1 Grade Door is Equal to 2 Dock Doors LIGHTING LED FIRE SUPPRESSION OHG2 System Available On Request FLOOR SLAB B" Concrete Slab Dual Wheel Load 20,000 lbs HVAC Tube & Unit Heaters YARD Up To 11.01 Acres Contiguous POWER 2000 amp, 600 volt TRAILER STORAGE Up To 31 Stalls or 0.05 of Yard		
ZONING IND - Industrial PARKING STALLS BUILDING DEPTH CLEAR HEIGHT COLUMN GRID COLUMN GRID CRANES GRADE LOADING DOCK LOADING Up To Twenty Three (23) 20'x22' DOCK LOADING Up To Forty Five (45) 9'x10' 1 Grade Door is Equal to 2 Dock Doors LIGHTING LED FIRE SUPPRESSION OHG2 System SUMP Available On Request TRENCHES Available On Request FLOOR SLAB B'' Concrete Slab Dual Wheel Load 20,000 lbs HVAC Tube & Unit Heaters YARD POWER 2000 amp, 600 volt TRAILER STORAGE Up To 31 Stalls	AVAILABLE AREA	181,720 SF
PARKING STALLS BUILDING DEPTH CLEAR HEIGHT COLUMN GRID COLUMN GRID CRANES CRANES CRADE LOADING DOCK LOADING OPTIONAL LOADING LIGHTING FIRE SUPPRESSION SUMP Available On Request FLOOR SLAB BUILDING Adding Contiguous BY Concrete Slab Dual Wheel Load 20,000 lbs HVAC TRANES 133 Car, 31 Trailer 440' Various: 28'x40'/ 28'x 60'/55'x40'/ 55'x60' Up To Twenty Three (23) 20'x22' Up To Forty Five (45) 9'x10' 1 Grade Door is Equal to 2 Dock Doors LIGHTING LED FIRE SUPPRESSION OHG2 System Available On Request TRENCHES Available On Request Up To 11.01 Acres Contiguous POWER 2000 amp, 600 volt Up To 31 Stalls	MINIMUM CONTIGUOUS	42,460 SF
BUILDING DEPTH CLEAR HEIGHT 36' Various: 28'x40'/ 28'x 60'/55'x40'/ 55'x60' CRANES 20 Ton Crane Ready Up To Twenty Three (23) 20'x22' DOCK LOADING Up To Forty Five (45) 9'x10' OPTIONAL LOADING LIGHTING LED FIRE SUPPRESSION OHG2 System SUMP Available On Request TRENCHES Available On Request B" Concrete Slab Dual Wheel Load 20,000 lbs HVAC Tube & Unit Heaters YARD POWER 2000 amp, 600 volt Up To 31 Stalls	ZONING	IND - Industrial
CLEAR HEIGHT COLUMN GRID 28'x40'/ 28'x 60'/55'x40'/ 55'x60' CRANES 20 Ton Crane Ready Up To Twenty Three (23) 20'x22' DOCK LOADING Up To Forty Five (45) 9'x10' OPTIONAL LOADING LIGHTING LED FIRE SUPPRESSION OHG2 System SUMP Available On Request TRENCHES Available On Request We Concrete Slab Dual Wheel Load 20,000 lbs HVAC Tube & Unit Heaters VARD POWER 2000 amp, 600 volt Up To 31 Stalls	PARKING STALLS	133 Car, 31 Trailer
COLUMN GRID Various: 28'x40'/ 28'x 60'/55'x40'/ 55'x60' CRANES 20 Ton Crane Ready Up To Twenty Three (23) 20'x22' DOCK LOADING Up To Forty Five (45) 9'x10' OPTIONAL LOADING LIGHTING LED FIRE SUPPRESSION OHG2 System SUMP Available On Request TRENCHES Available On Request B" Concrete Slab Dual Wheel Load 20,000 lbs HVAC Tube & Unit Heaters YARD POWER 2000 amp, 600 volt Up To 31 Stalls	BUILDING DEPTH	440'
COLUMN GRID 28'x40'/ 28'x 60'/55'x40'/ 55'x60' CRANES 20 Ton Crane Ready Up To Twenty Three (23) 20'x22' DOCK LOADING Up To Forty Five (45) 9'x10' OPTIONAL LOADING 1 Grade Door is Equal to 2 Dock Doors LIGHTING LED FIRE SUPPRESSION OHG2 System SUMP Available On Request TRENCHES Available On Request ### Concrete Slab Dual Wheel Load 20,000 lbs HVAC Tube & Unit Heaters YARD POWER 2000 amp, 600 volt Up To 31 Stalls	CLEAR HEIGHT	36'
GRADE LOADING Up To Twenty Three (23) 20'x22' DOCK LOADING Up To Forty Five (45) 9'x10' 1 Grade Door is Equal to 2 Dock Doors LIGHTING LED FIRE SUPPRESSION OHG2 System SUMP Available On Request TRENCHES Available On Request 8" Concrete Slab Dual Wheel Load 20,000 lbs HVAC Tube & Unit Heaters YARD POWER 2000 amp, 600 volt Up To 31 Stalls	COLUMN GRID	28'x40'/ 28'x 60'/55'x40'/
DOCK LOADING DOCK LOADING Up To Forty Five (45) 9'x10' 1 Grade Door is Equal to 2 Dock Doors LIGHTING LED FIRE SUPPRESSION OHG2 System SUMP Available On Request TRENCHES Available On Request B" Concrete Slab Dual Wheel Load 20,000 lbs HVAC Tube & Unit Heaters YARD POWER 2000 amp, 600 volt Up To 31 Stalls	CRANES	20 Ton Crane Ready
OPTIONAL LOADING 1 Grade Door is Equal to 2 Dock Doors LIGHTING ED FIRE SUPPRESSION OHG2 System SUMP Available On Request TRENCHES Available On Request 8" Concrete Slab Dual Wheel Load 20,000 lbs HVAC Tube & Unit Heaters YARD POWER 2000 amp, 600 volt Up To 31 Stalls	GRADE LOADING	
LIGHTING LED FIRE SUPPRESSION SUMP Available On Request TRENCHES Available On Request B" Concrete Slab Dual Wheel Load 20,000 lbs HVAC Tube & Unit Heaters YARD POWER 2000 amp, 600 volt Up To 31 Stalls	DOCK LOADING	Up To Forty Five (45) 9'x10'
FIRE SUPPRESSION SUMP Available On Request TRENCHES Available On Request 8" Concrete Slab Dual Wheel Load 20,000 lbs HVAC Tube & Unit Heaters YARD POWER 2000 amp, 600 volt Up To 31 Stalls	OPTIONAL LOADING	
SUMP Available On Request TRENCHES Available On Request 8" Concrete Slab Dual Wheel Load 20,000 lbs HVAC Tube & Unit Heaters YARD Up To 11.01 Acres Contiguous POWER 2000 amp, 600 volt Up To 31 Stalls	LIGHTING	LED
TRENCHES Available On Request 8" Concrete Slab Dual Wheel Load 20,000 lbs HVAC Tube & Unit Heaters VARD Up To 11.01 Acres Contiguous POWER 2000 amp, 600 volt Up To 31 Stalls	FIRE SUPPRESSION	OHG2 System
FLOOR SLAB 8" Concrete Slab Dual Wheel Load 20,000 lbs HVAC Tube & Unit Heaters Up To 11.01 Acres Contiguous POWER 2000 amp, 600 volt TRAULER STORAGE Up To 31 Stalls	SUMP	Available On Request
TRAULER STORAGE Dual Wheel Load 20,000 lbs Tube & Unit Heaters Up To 11.01 Acres Contiguous 2000 amp, 600 volt Up To 31 Stalls	TRENCHES	Available On Request
YARD Up To 11.01 Acres Contiguous POWER 2000 amp, 600 volt Up To 31 Stalls	FLOOR SLAB	
POWER 2000 amp, 600 volt TRAILER STORAGE Up To 31 Stalls	HVAC	Tube & Unit Heaters
TRAILER STORAGE Up To 31 Stalls	YARD	
	POWER	2000 amp, 600 volt
	TRAILER STORAGE	

LEASING

LEASE RATE	Market
OP COSTS	TBD
ADDITIONAL YARD	\$1.00 PSF
AVAILABLE	Fall 2021



BUILDING 5 DEMISING OPTIONS



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





FOR MORE INFORMATION ABOUT MONARCH CONTACT:

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