



# MONARCH

BUSINESS PARK INC

**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

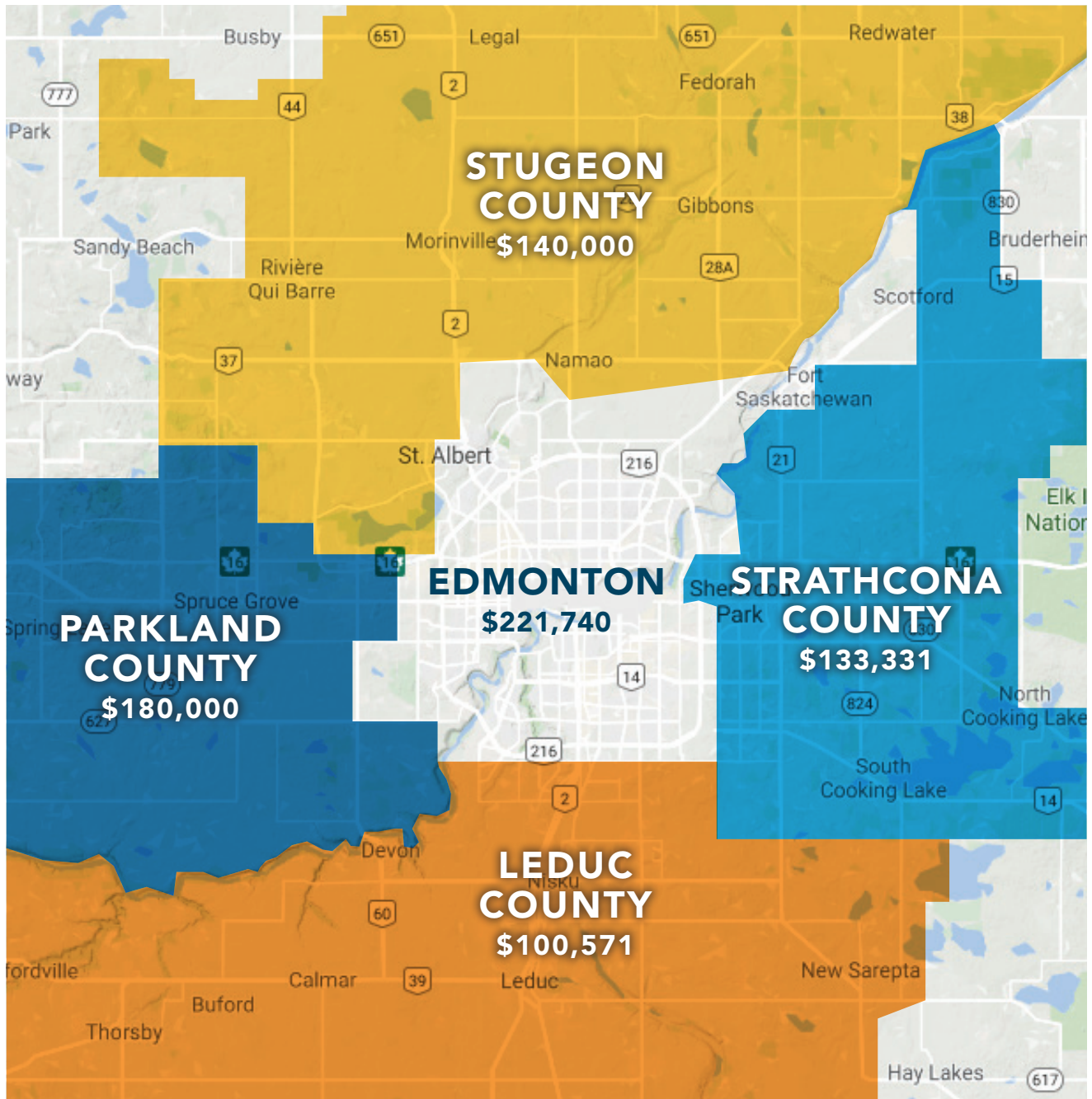


## RETAIL LOCATIONS

- 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

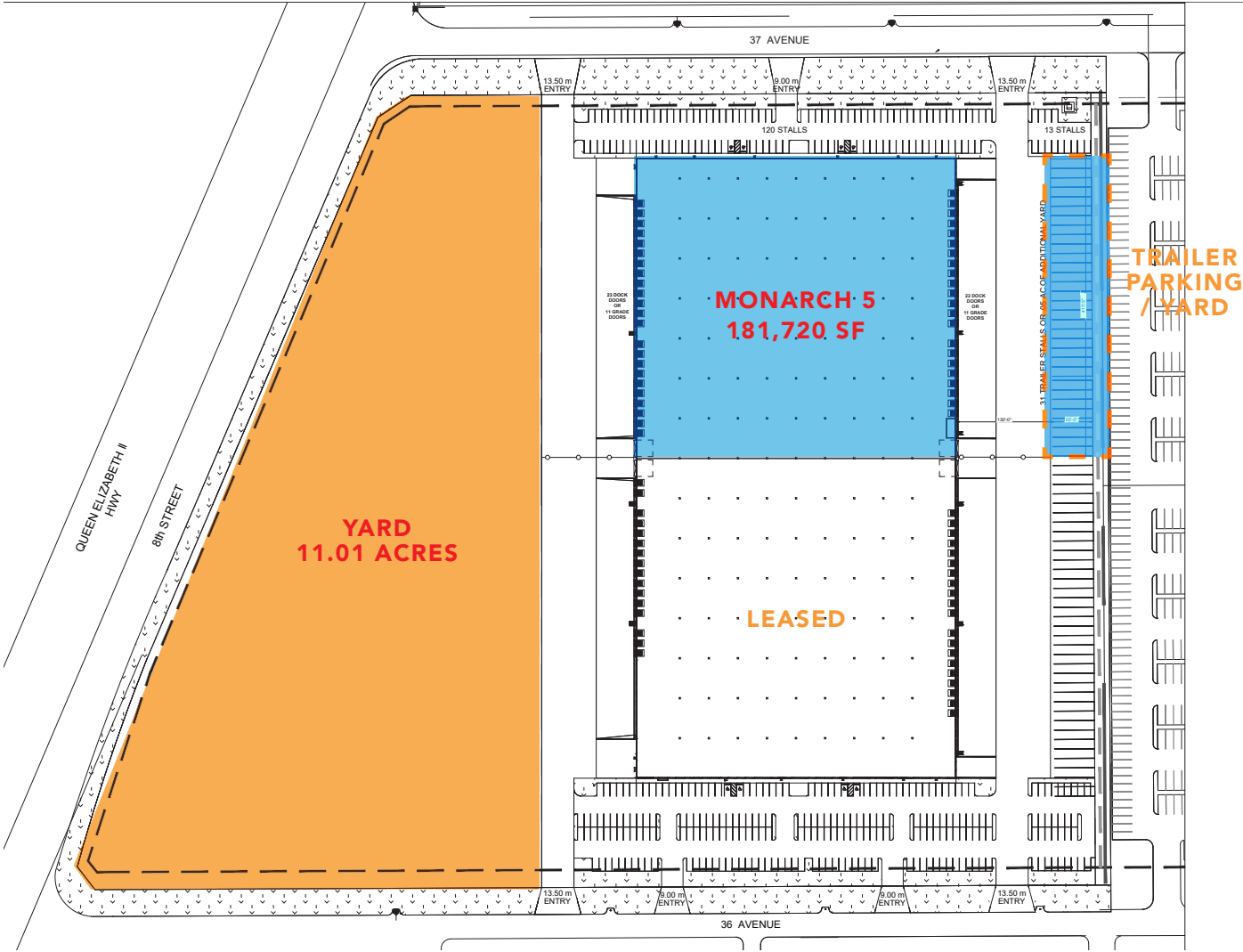
# WHY THE COUNTY

## 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



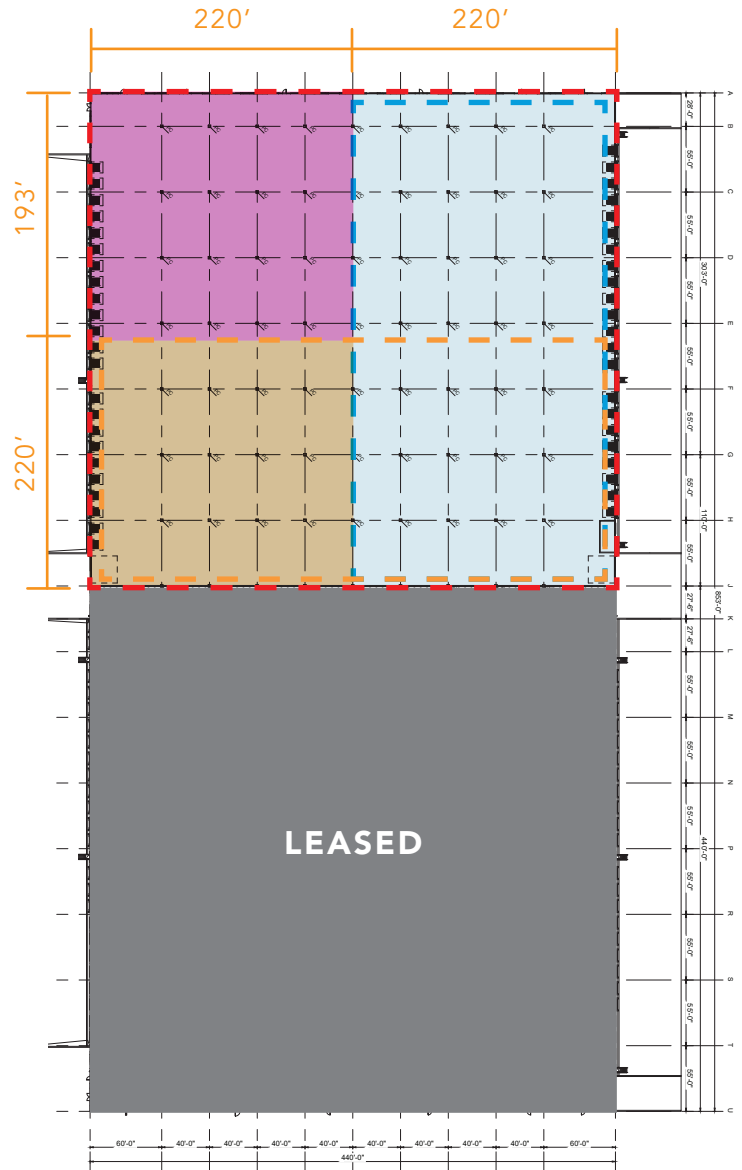


# PROPERTY HIGHLIGHTS

## MONARCH BUILDING 5

### BUILDING 5 INFO

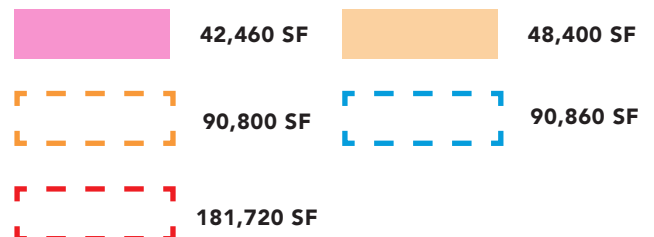
AVAILABLE AREA	181,720 SF
MINIMUM CONTIGUOUS	42,460 SF
ZONING	IND - Industrial
PARKING STALLS	133 Car, 31 Trailer
BUILDING DEPTH	440'
CLEAR HEIGHT	36'
COLUMN GRID	Various: 28'x40' / 28'x 60' / 55'x40' / 55'x60'
CRANES	20 Ton Crane Ready
GRADE LOADING	Up To Twenty Three (23) 20'x22'
DOCK LOADING	Up To 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
FLOOR SLAB	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
TRAILER STORAGE	Up To 31 Stalls or 0.05 of Yard



### 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





**MONARCH**  
BUSINESS PARK INC

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

**FOR MORE INFORMATION ABOUT MONARCH CONTACT:**

**Miguel Martinez** | Special Projects Manager  
780.421.4000 | [miguel@yorkrealty.ca](mailto:miguel@yorkrealty.ca)

**Matt Woolsey** | President  
780.421.4000 | [matt@yorkrealty.ca](mailto:matt@yorkrealty.ca)