



**MONARCH**  
BUSINESS PARK INC

An aerial photograph of a large, modern industrial building with a flat roof and a parking lot filled with cars. The building has a prominent glass-enclosed section on its side. The parking lot is organized into several rows of spaces, with many cars parked. The surrounding area includes other industrial structures and a clear sky.

JULY 2022

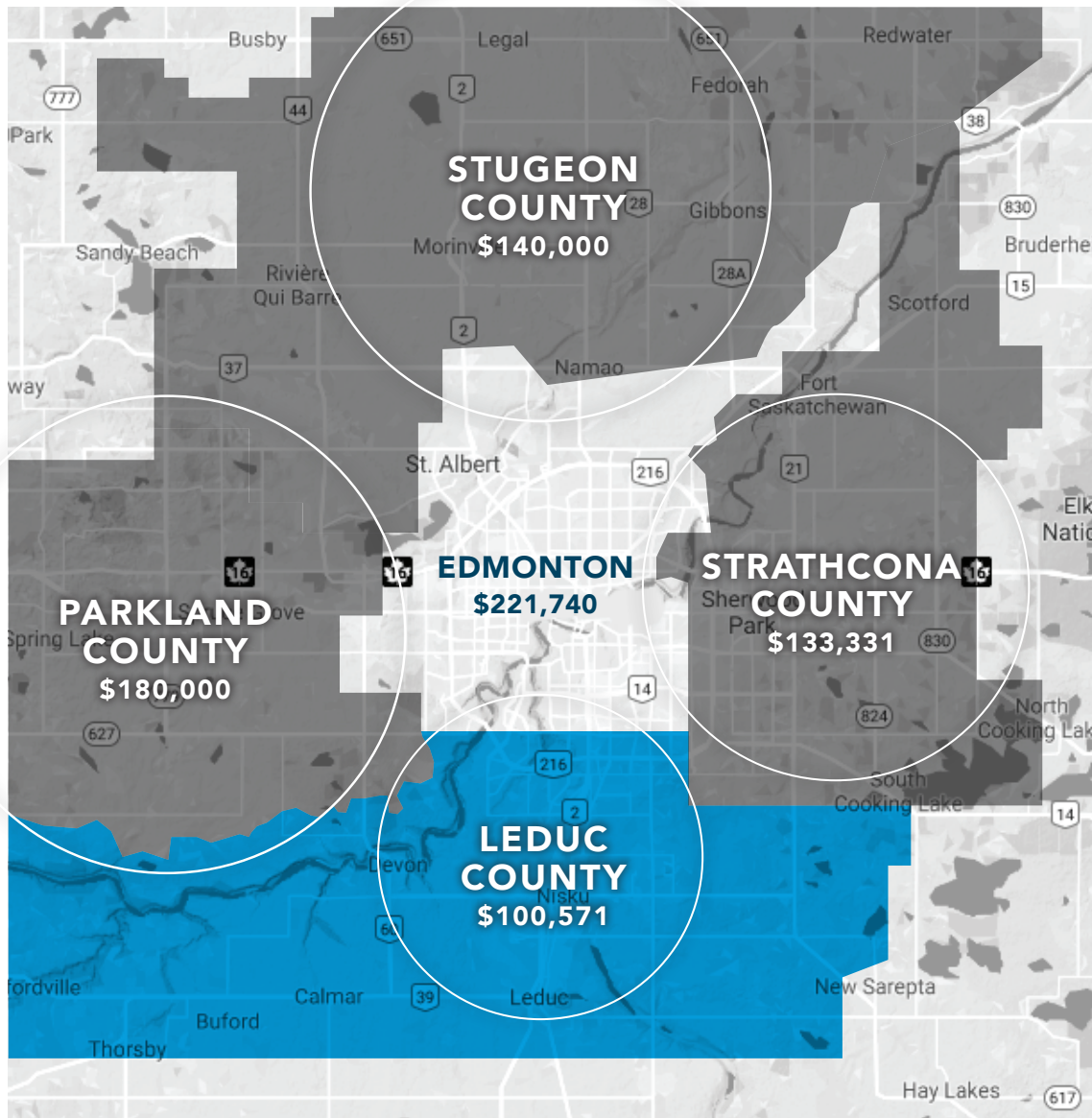
# MONARCH BUSINESS PARK



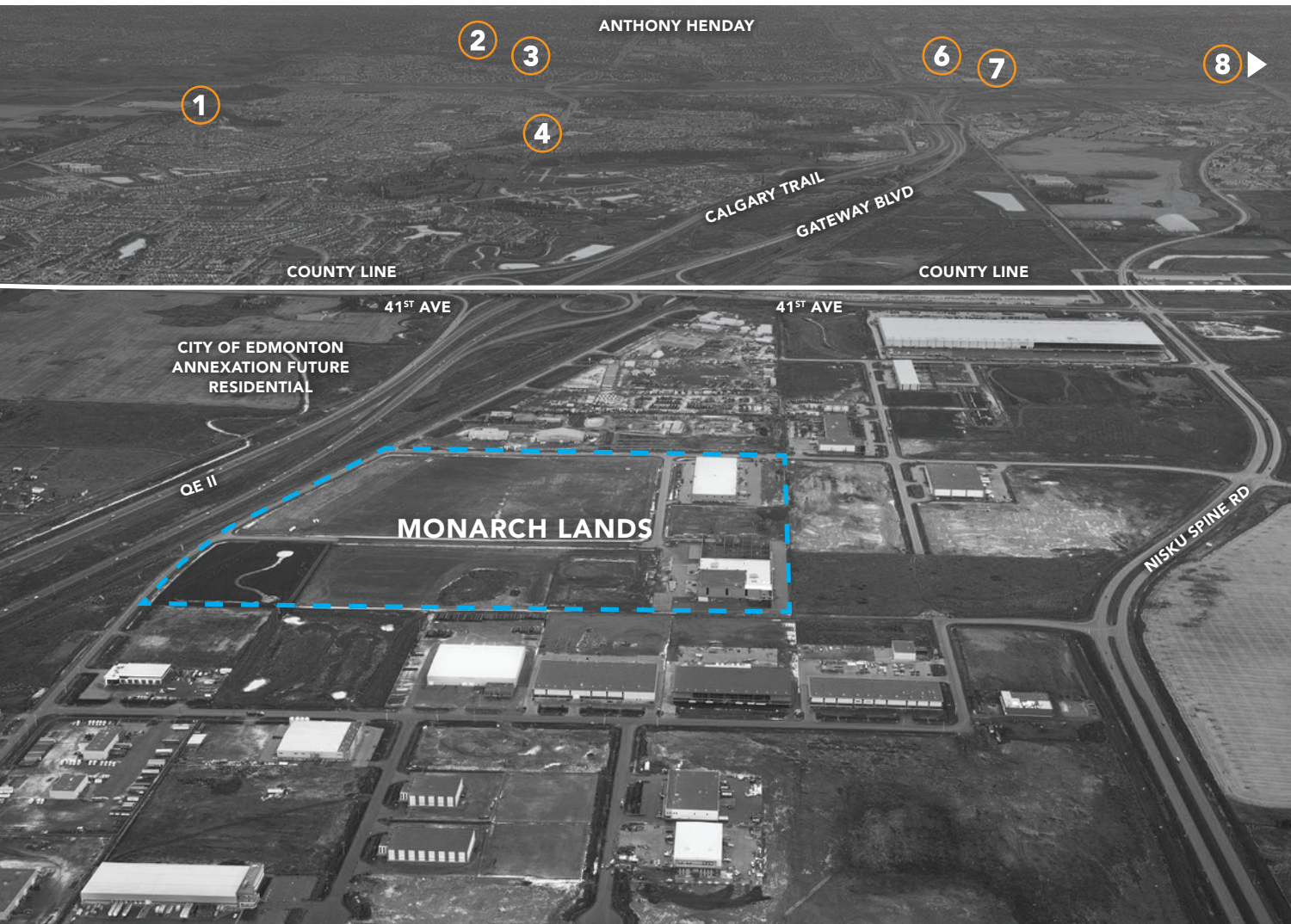


# WHY THE COUNTY

- 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



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

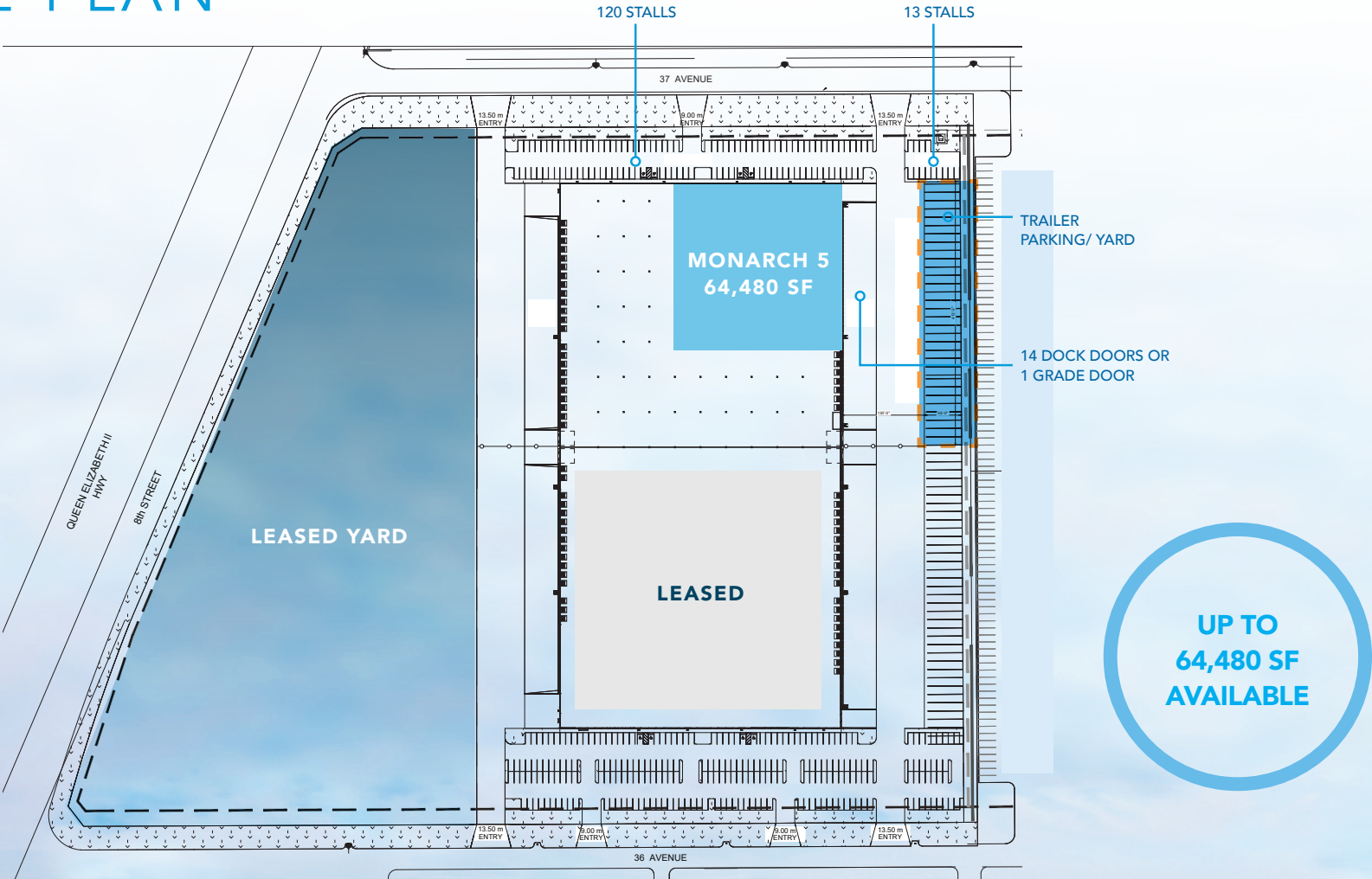


# RETAIL LOCATIONS

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



# SITE PLAN



UP TO  
64,480 SF  
AVAILABLE







# MONARCH 5 INFO

<b>AVAILABLE</b>	64,480 SF
<b>ZONING</b>	IND - Industrial
<b>PARKING STALLS</b>	133 Car, 31 Trailer
<b>BUILDING DEPTH</b>	440'
<b>CLEAR HEIGHT</b>	36'
<b>COLUMN GRID</b>	Various: 40'x55' / 55'x60' Speedbay
<b>CRANES</b>	20 Ton Crane Ready
<b>GRADE LOADING</b>	One (1)
<b>DOCK LOADING</b>	Fourteen (14) 9'x10'
<b>OPTIONAL LOADING</b>	1 Grade Door is Equal to 2 Dock Doors
<b>LIGHTING</b>	LED

<b>FIRE SUPPRESSION</b>	ESFR
<b>SUMP</b>	Available On Request
<b>TRENCHES</b>	Available On Request
<b>FLOOR SLAB</b>	8" Concrete Slab Dual Wheel Load 20,000 lbs
<b>HVAC</b>	Tube & Unit Heaters
<b>POWER</b>	3000 amp, 600 volt
<b>TRAILER STORAGE</b>	Up To 31 Stalls

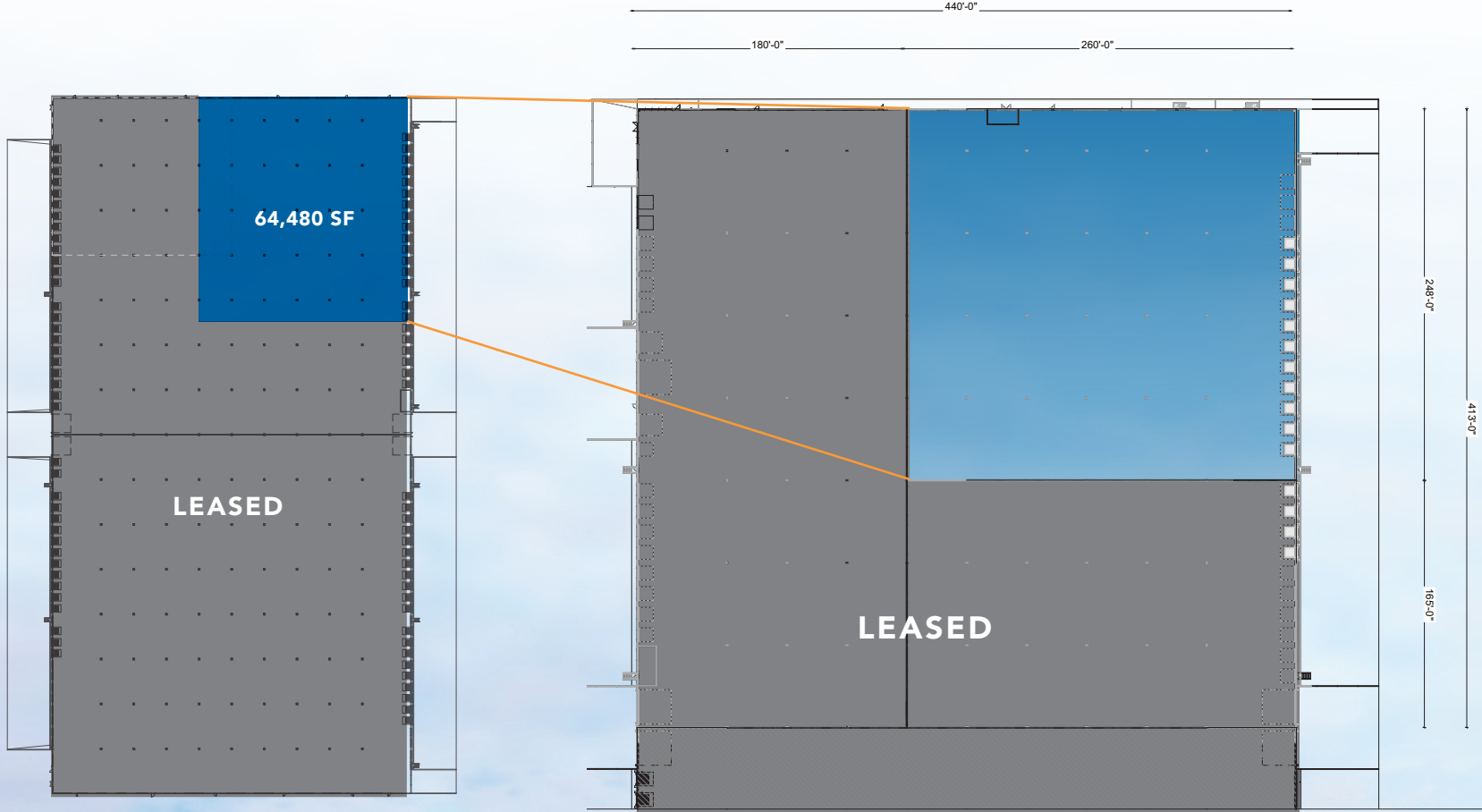
## LEASING

<b>LEASE RATE</b>	Market
<b>OP COSTS</b>	TBD
<b>ADDITIONAL YARD</b>	\$1.15 PSF
<b>AVAILABLE</b>	Immediately

Scan this QR code to see an aerial video of the Monarch Business Park



# FLOORPLAN





# 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 CONTACT

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