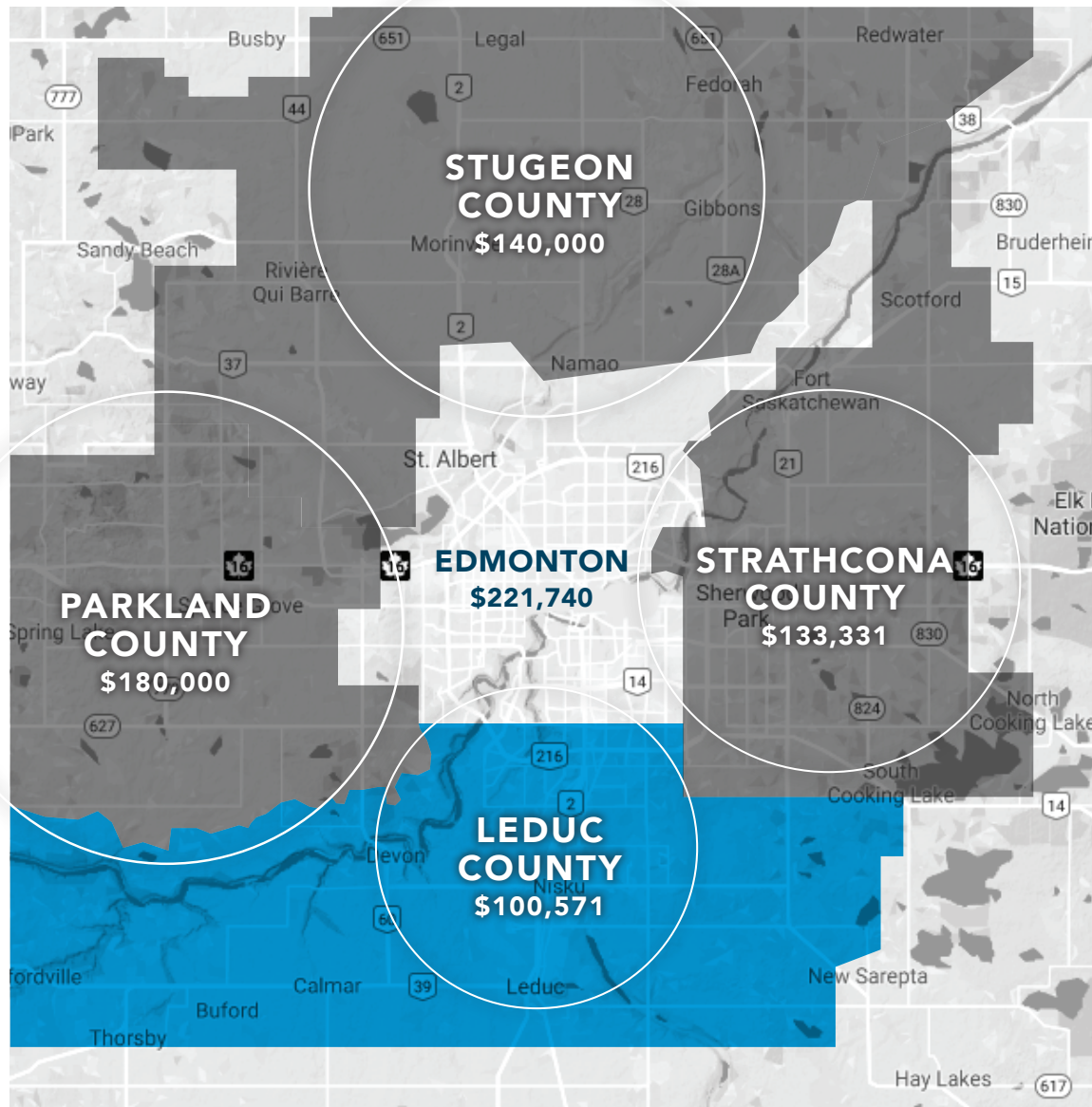




PIONEER SKIES

BUSINESS PARK

CONSTRUCTION COMMENCEMENT SPRING 2022



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

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





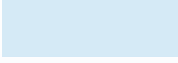

LOCATION

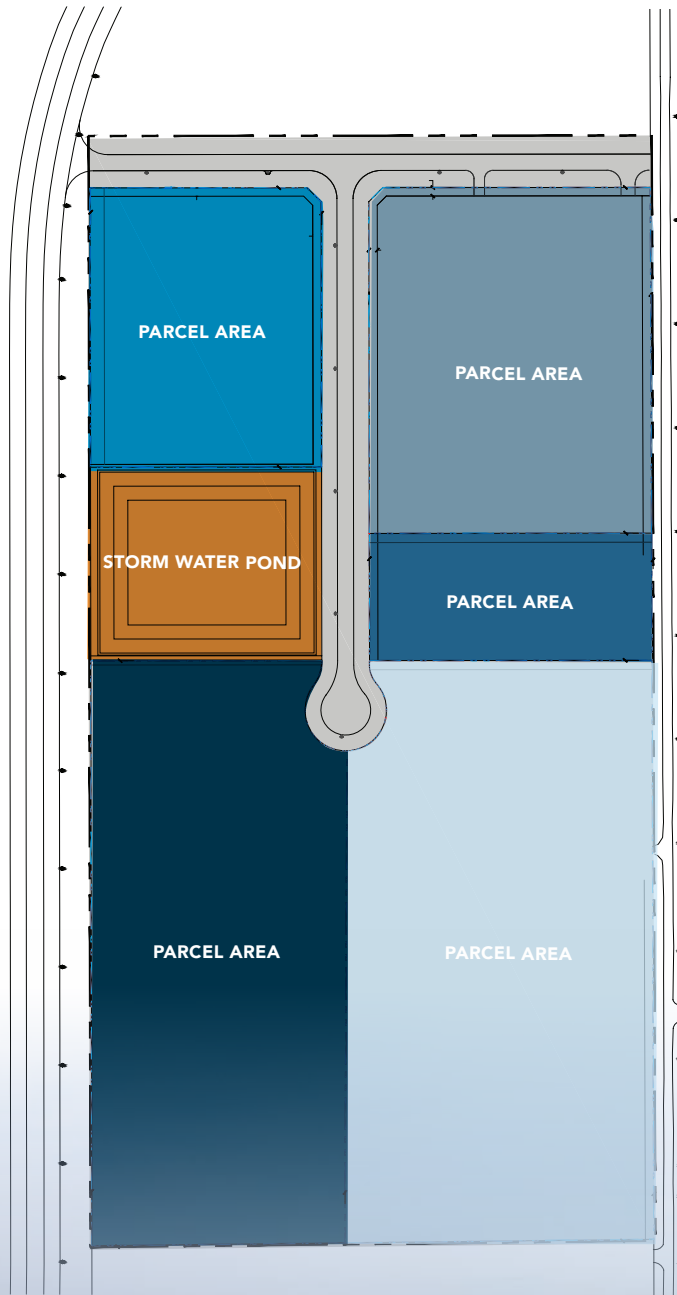


PIONEER SKIES INFO

MAXIMUM CONTIGUOUS	38.73 Acres
MINIMUM CONTIGUOUS	4.51 Acres

DEMISING OPTIONS

	8.09 ACRES
	12.22 ACRES
	4.51 ACRES
	18.29 ACRES
	22 ACRES
	5.61 ACRES



OUR PROCESS

We believe that time spent upfront saves money during construction. That's why, on every project, we emphasize the importance of the planning stage. It allows us to ensure that subcontractors have a full understanding of how the building will be used and how people and equipment will interact with it. During construction, we use Procore as our dedicated tool for instant access to plans, permits, contacts, weather and construction photos (weekly). On a bi-weekly or weekly basis, we have a 45-minute construction call to focus on high-level progress, schedule and budget and to identify any "breakout topics" for further discussion.

KEYS TO A SUCCESSFUL PROJECT

- Upfront planning
- Comprehensive understanding of facility requirements and planned use
- More upfront planning
- Regularly scheduled communication throughout construction



DEVELOPMENT

Our focus is on developing quality buildings with an attention to functionality, sustainability and longevity. We focus on finding good real estate for speculative buildings that we would be proud to own, because we build buildings that we want to own – not that we want to sell. We use quality materials and develop functional building designs, so less maintenance is required in the future.



BUILD-TO-SUIT

We take the time to understand our tenant's business so we can deliver the most functional product at the most competitive price. We keep it straightforward and simple for our clients, so they know exactly what the price will be and what the plans entail. Our experienced team's process, flow and output delivers quality results every time.



VULCRAFT

Vulcraft was an existing tenant of York's that was purchased by a large multi-national company, Nucor Steel. Nucor's process was to use state of the art equipment and facilities in order to maximize productivity and output – unfortunately the existing facility was simply unable to accommodate the process flow required. York was able to design and construct a high-quality, pre-cast building with a unique shape and structure which allowed for ideal product flow at the most efficient cost. Nucor and York worked together to use all Nucor Steel products within the design as exemplified by column 1 of the building – a steel column signed by all of the Nucor Steel employees from Utah where the column was constructed.



ASA ALLOYS

ASA Alloys is a successfully growing business in Sherwood Park, AB. ASA needed expansion space to accommodate their growing business but did not want to relocate until they could sell their existing facility. York was able to provide a "backstop" for ASA by agreeing to purchase their existing building in the event that ASA was unable to find a purchaser, at the same time as constructing a new, state-of-the-art facility with outstanding exposure along Highway 16. The deal structure gave ASA Alloys the flexibility and security they needed to be comfortable moving into a new facility. ASA Alloy's building will be a showcase for the company, for York and for Sherwood Park.

[MORE BUILT-TO-SUIT EXAMPLES CAN BE FOUND ON OUR WEBSITE](#)

OUR VALUES



**CHALLENGE THE
STATUS QUO**

**DO WHAT
YOU SAY**

**RESPOND
QUICKLY**

**DO THE RIGHT
THING FOR OUR
TENANTS**

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. Founded in Edmonton, Alberta in 1985, York Realty is a privately held, family-owned business built on grit, hard work and follow-through.

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.

When you sign a lease with us, you become part of the family. We have your back, and we are committed to meeting your needs as your business grows and evolves



FOR MORE INFORMATION CONTACT

Matt Woolsey | President
780.421.4000 | matt@yorkrealty.ca

Lucas Leisen | Leasing Manager – Edmonton
780.934.2929 | lucas@yorkrealty.ca