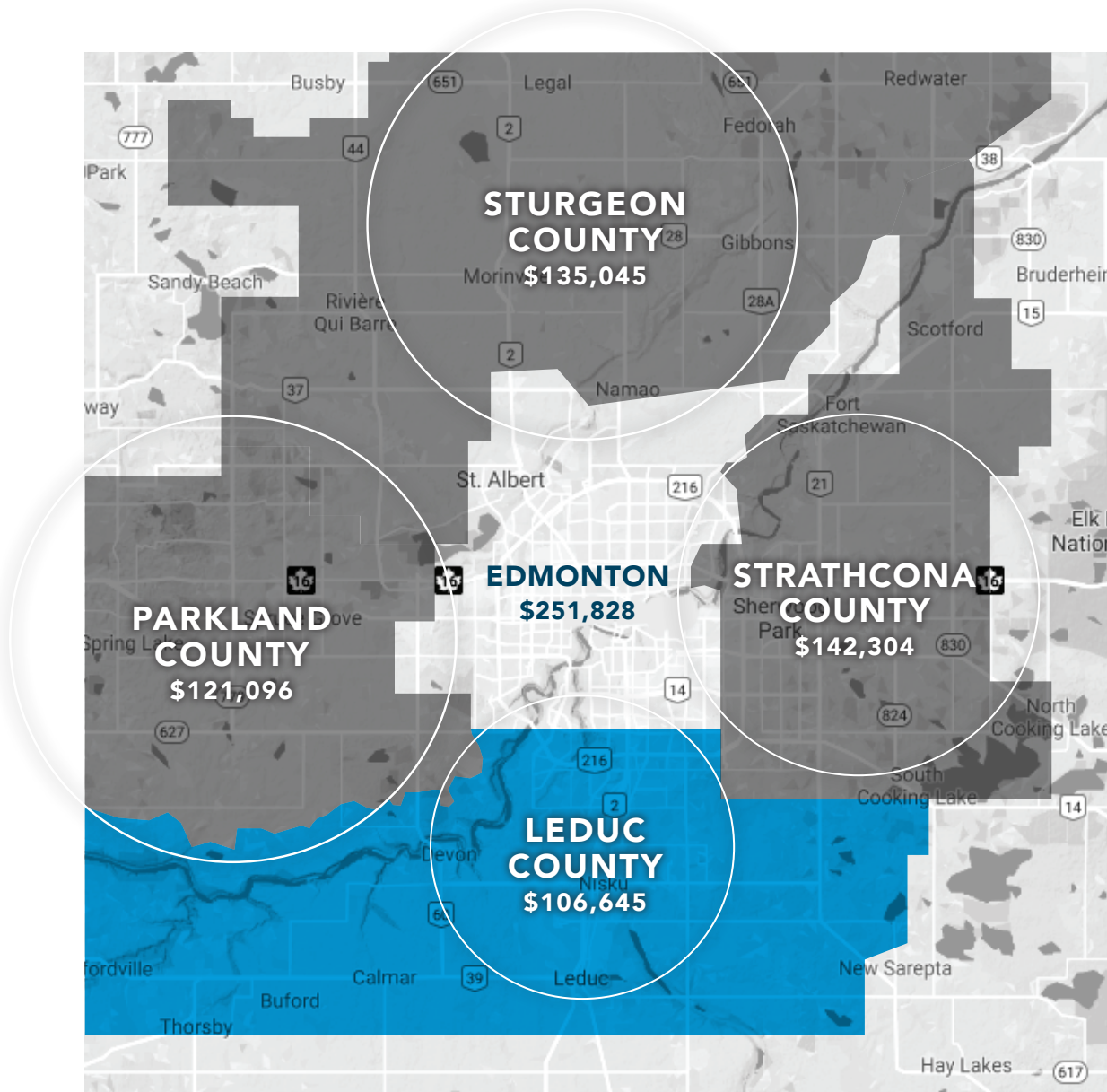




PI^{ON}NEER SKIES

BUSINESS PARK

BUILDINGS 1 & 2



WHY THE COUNTY

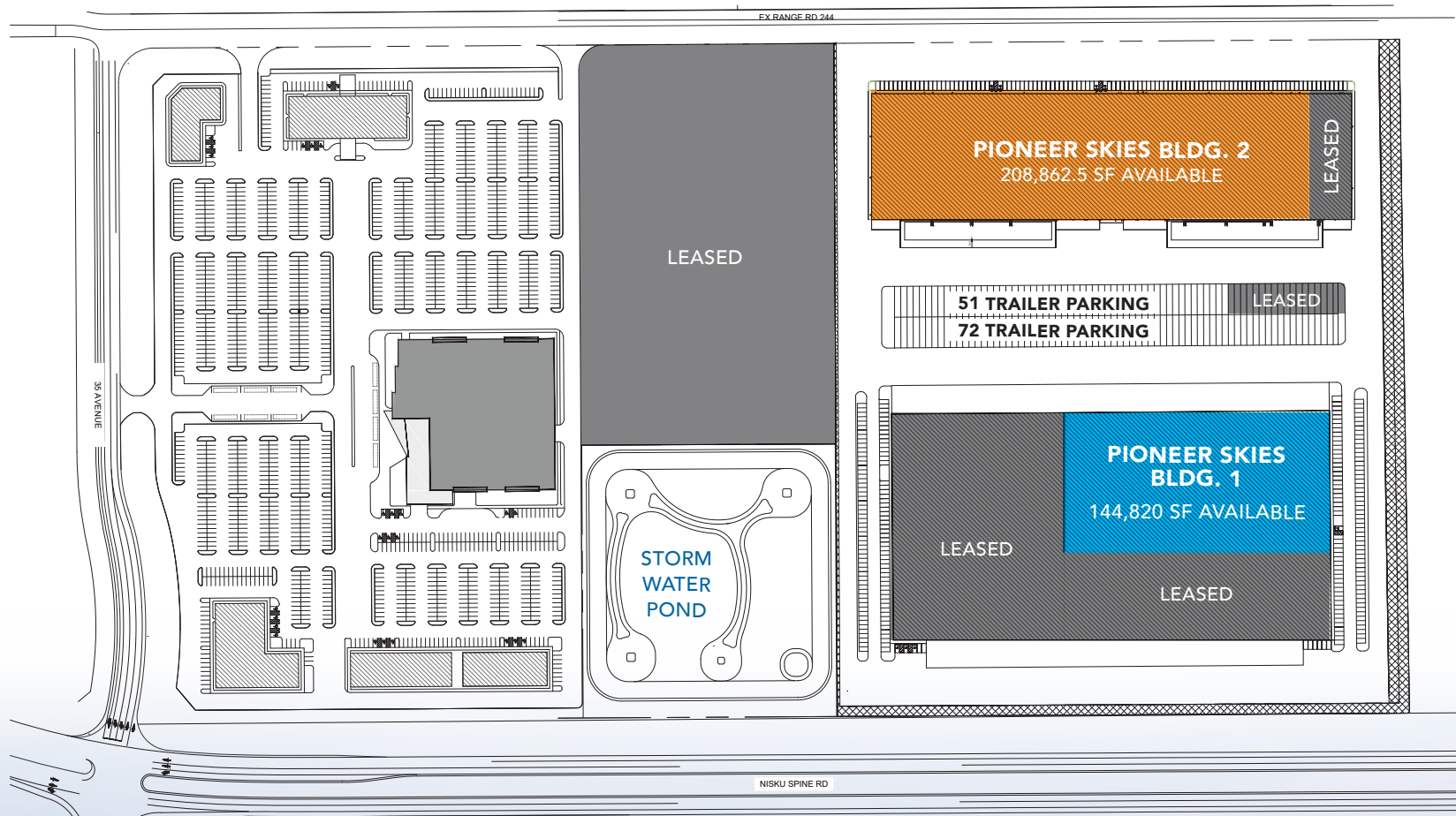
- Lower property taxes resulting in lower operating costs for tenants
- Reduced red tape & faster permitting compared to proper City of Edmonton
- Business-friendly municipality
- Robust transportation infrastructure including Edmonton's 41st Ave SW overpass that connects the area conveniently to the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

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

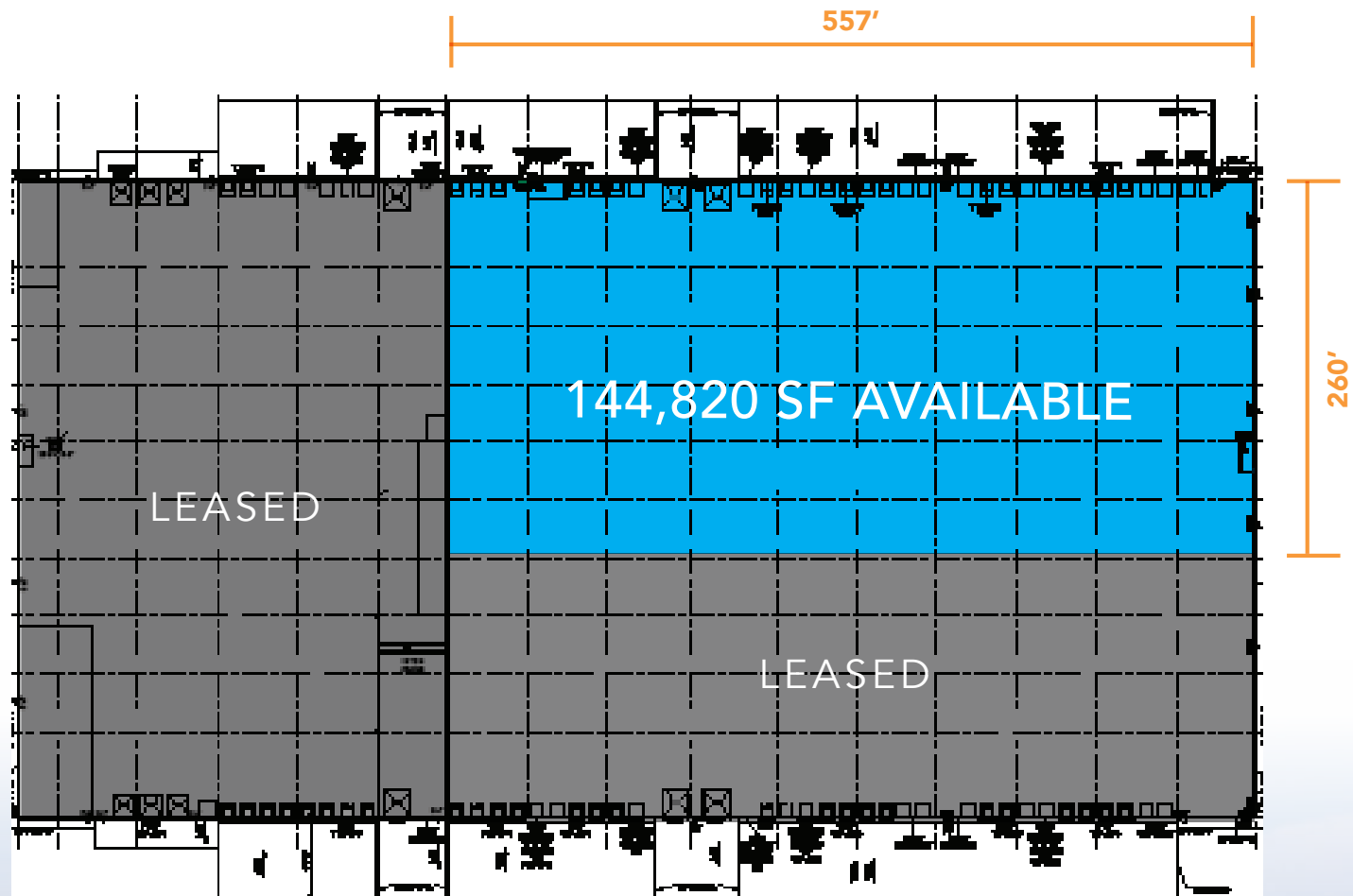
LOCATION



SITE PLAN



FLOOR PLAN BUILDING. 1



PIONEER SKIES BUILDING 1 INFO

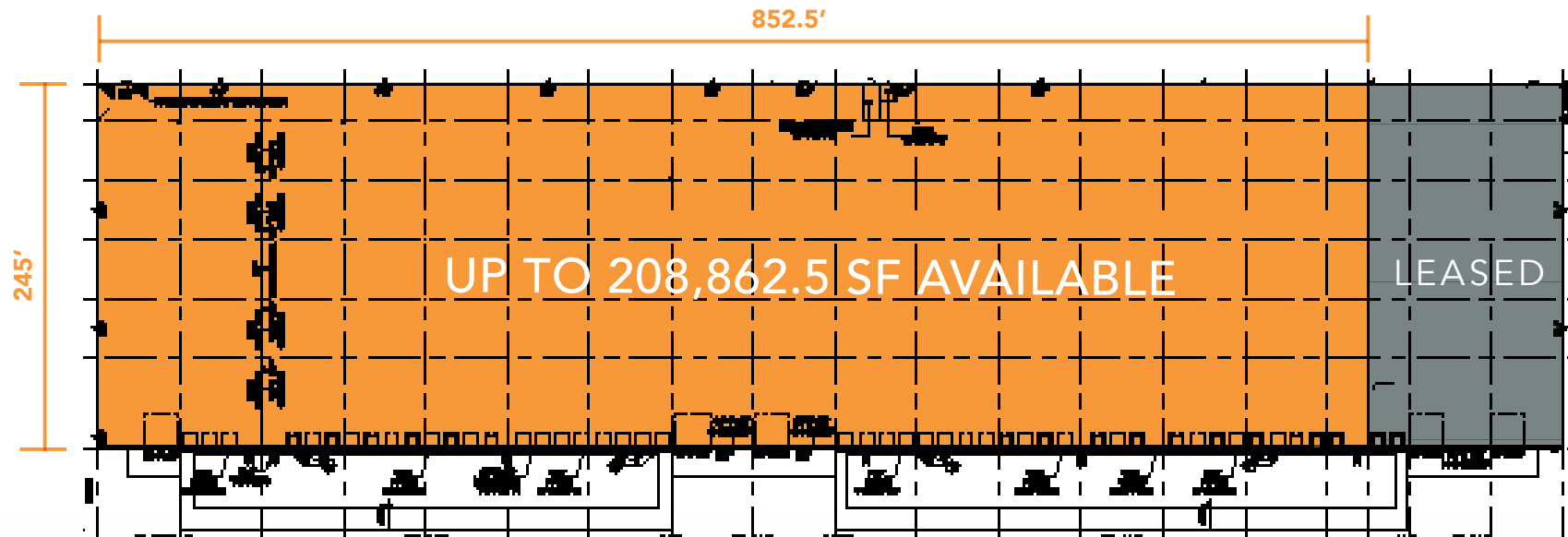
AVAILABLE	144,820 SF
ZONING	IND - Industrial
PARKING STALLS	215
BUILDING DEPTH	440'
CLEAR HEIGHT	36'
COLUMN GRID	Various: 40'x55' / 55'x60' Speedbay
CRANES	20 Ton Crane Ready
GRADE LOADING	Up to Thirty Four (34)

FIRE SUPPRESSION	ESFR
SUMP	Available On Request
TRENCHES	Available On Request
FLOOR SLAB	8" Concrete Slab Dual Wheel Load 20,000 lbs
HVAC	Tube & Unit Heaters
POWER	3000 amp, 600 volt
TRAILER STORAGE	Up To 123 Stalls
DOCK LOADING	Up to Sixty Eight (68)
OPTIONAL LOADING	1 Grade Door is Equal to 2 Dock Doors
LIGHTING	LED

LEASING

LEASE RATE	Market
OP COSTS	TBD
ADDITIONAL YARD	Market
AVAILABLE	Spring 2023

FLOOR PLAN BUILDING. 2



PIONEER SKIES BUILDING 2 INFO

AVAILABLE	Up To 208,862.5 SF
ZONING	IND - Industrial
PARKING STALLS	TBD
BUILDING DEPTH	245'
CLEAR HEIGHT	36'
COLUMN GRID	Various: 40'x55' / 55'x60' Speedbay
CRANES	20 Ton Crane Ready
GRADE LOADING	Up to Twent Six (26)
FIRE SUPPRESSION	ESFR

SUMP	Available On Request
TRENCHES	Available On Request
FLOOR SLAB	8" Concrete Slab Dual Wheel Load 20,000 lbs
HVAC	Tube & Unit Heaters
POWER	3000 amp, 600 volt
TRAILER STORAGE	Up To 144 Stalls
DOCK LOADING	Up to Fifty Two (52)
OPTIONAL LOADING	1 Grade Door is Equal to 2 Dock Doors
LIGHTING	LED

LEASING

LEASE RATE	Market
OP COSTS	TBD
ADDITIONAL YARD	Market
AVAILABLE	Spring 2023

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



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