YORK REALTY INC

CAMERON CORPORATION

MONARCH
BUSINESS PARK INC

Class A Industrial for Lease & Build to Suit Opportunities

BUILD TO SUIT OPPORTUNITIES

UP TO 113,338 SF AVAILABLE

FLEXIBLE DEMISING OPTIONS AS LOW AS 11,550 SF
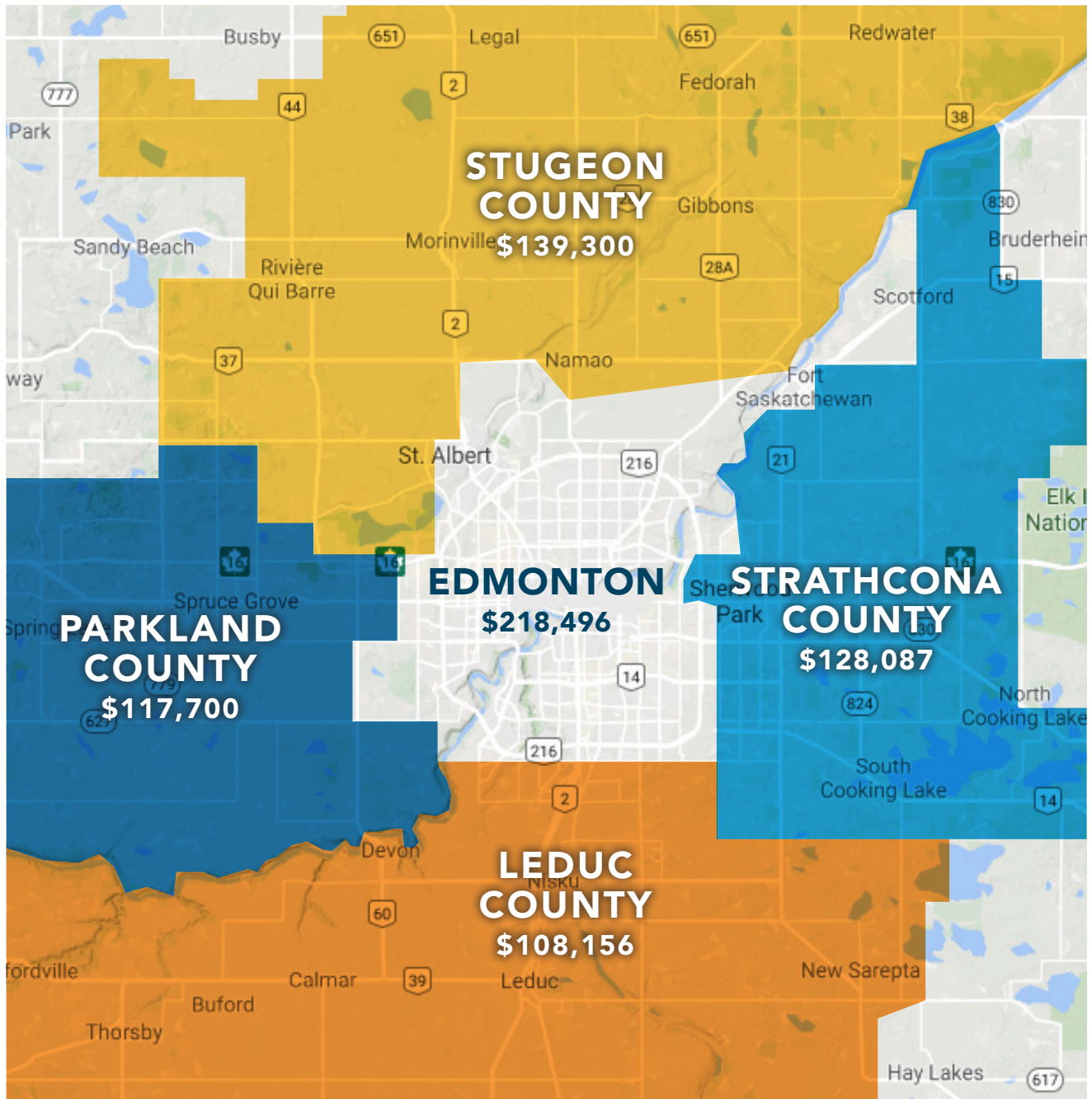
87.43 ACRES OF INDUSTRIAL LAND

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

STUGEON COUNTY $139,300

EDMONTON $218,496

STRATHCONA COUNTY $128,087

PARKLAND COUNTY $117,700

LEDUC COUNTY $108,156

- 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.
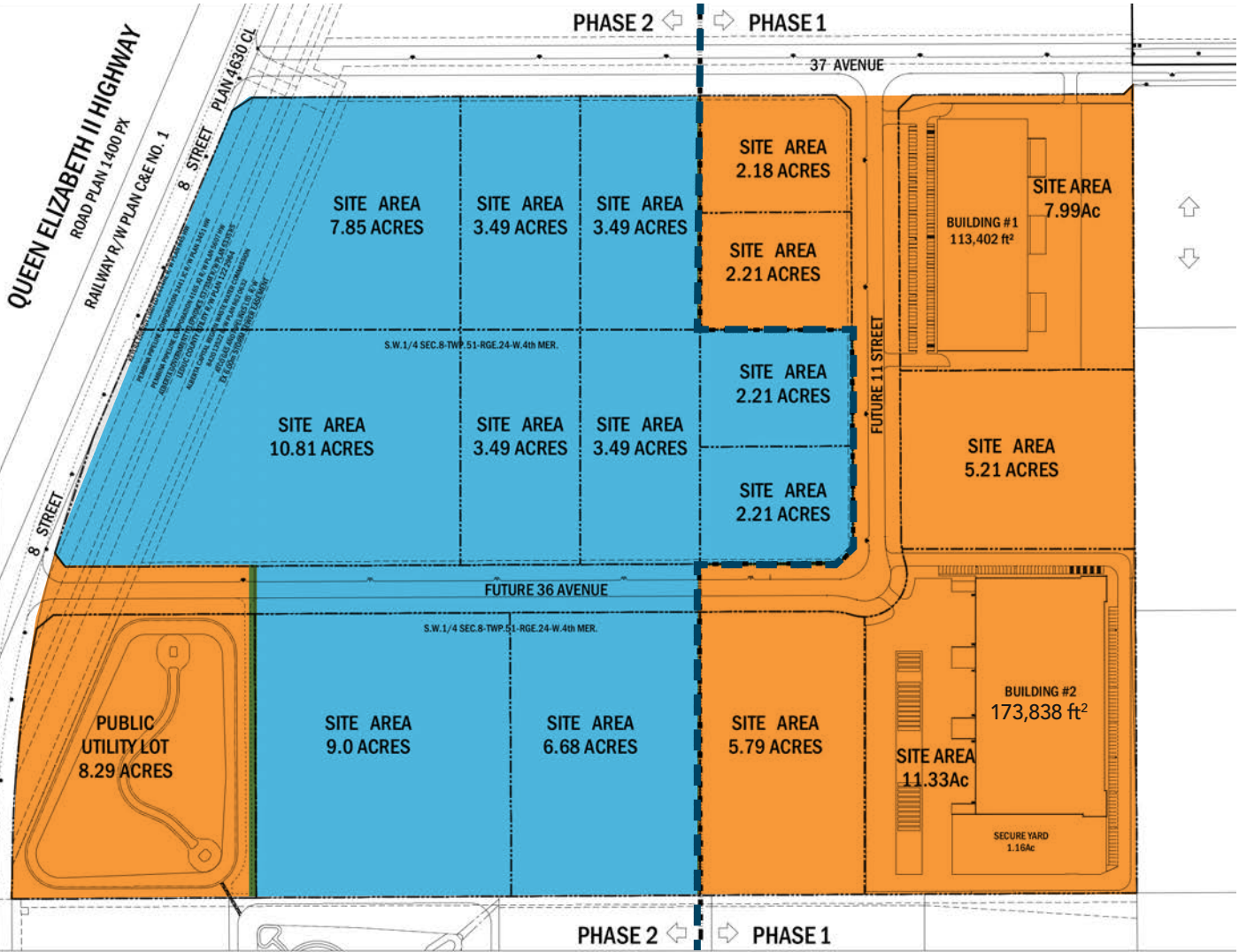
MONARCH

PHASE 1 = 34.71 ACRES

PHASE 2 = 52.72 ACRES

BUILDING 1 INFO
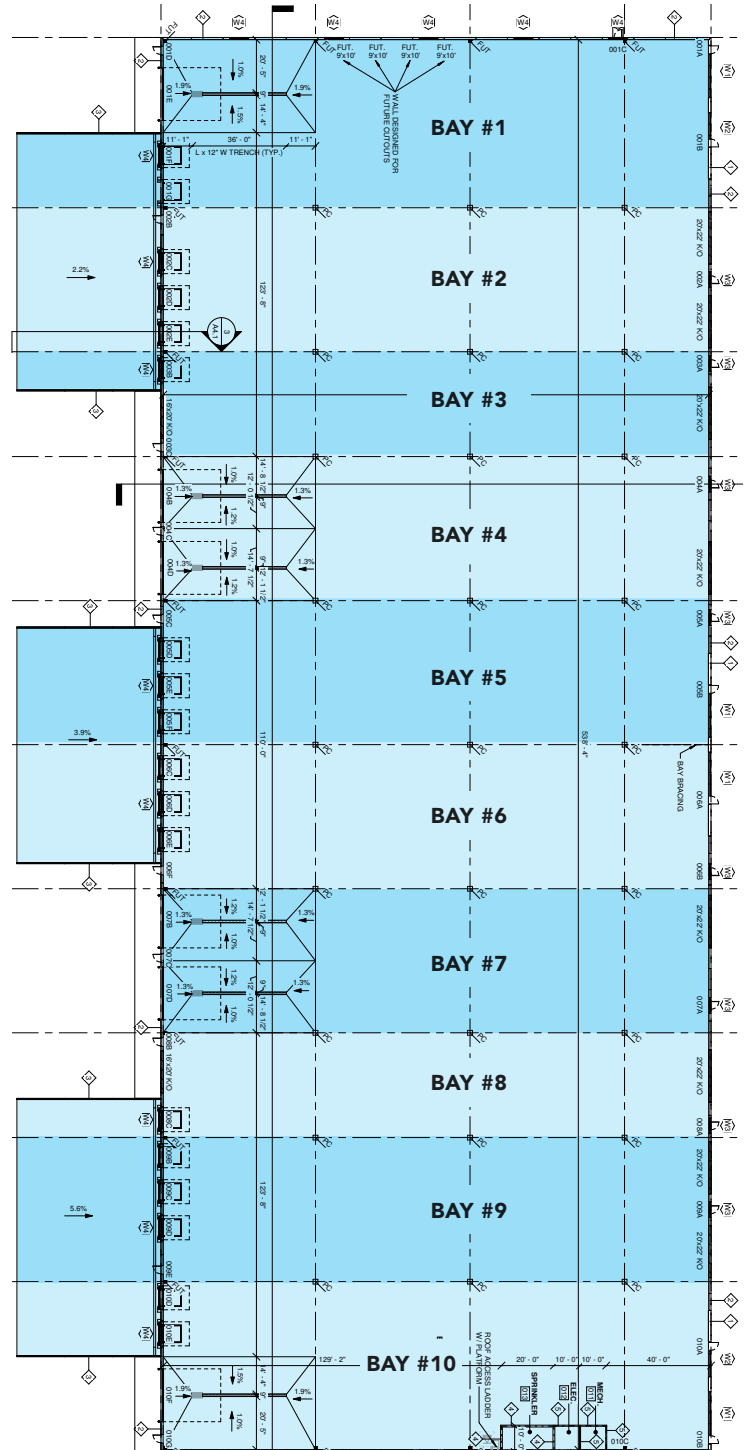
AVAILABLE AREA	113,402 SF
MINIMUM CONTIGUOUS	11,550 SF
ZONING	IND - Industrial
PARKING STALLS	104
POWER	1600a 347/600v
BUILDING DEPTH	210'
CLEAR HEIGHT	28'
COLUMN GRID	Various: 65'x59'/55'x59'/40'x59' /65'x59'/55'x59'/40'x59'
CRANES	20 Ton crane ready
GRADE LOADING	Six (6) 20'x22'
DOCK LOADING	Eighteen (18) 9'x10'
LIGHTING	LED
FIRE SUPPRESSION	OHG2 System
SUMP	Available on request
TRENCHES	Six (6) 12" wide galvanized steel
FLOOR SLAB	8" concrete slab Dual wheel load 20,000 lbs
HVAC	Tube & unit heaters
YARD	1.71 Acres

LEASING

LEASE RATE	$10.50 - $11.50 PSF
OP COSTS	$2.75 (2019 Estimate)
ADDITIONAL YARD	$1.00 PSF
AVAILABLE	November 2019

BAY #1
BAY #2
BAY #3
BAY #4
BAY #5
BAY #6
BAY #7
BAY #8
BAY #9
BAY #10

BUILDING 2 INFO

AVAILABLE AREA	113,338 SF
MINIMUM CONTIGUOUS	50,325 SF
ZONING	IND - Industrial
PARKING STALLS	322
POWER	1600a 347/600v
BUILDING DEPTH	305'
CLEAR HEIGHT	35'
COLUMN GRID	Various: 55'x40'/ 55'x 60'/46'x40' & 46'x60'
CRANES	20 Ton crane ready
GRADE LOADING	Six (6) 20'x22'
DOCK LOADING	Eighteen (18) 9'x10'
LIGHTING	LED
FIRE SUPPRESSION	ESFR
SUMP	Available on request
TRENCHES	N/A
FLOOR SLAB	8" concrete slab Dual wheel load 20,000 lbs
HVAC	Tube & unit heaters
YARD	Available on request

LEASING

LEASE RATE	$9.00 - $10.00 PSF
OP COSTS	$2.37 (2019 Estimate)
ADDITIONAL YARD	$1.00 PSF
AVAILABLE	November 2019

LEASED

FUTURE BAY #5

FUTURE BAY #6

FUTURE BAY #7

FUTURE BAY #8

FUTURE BAY #9

FUTURE BAY #10

FUTURE BAY #11
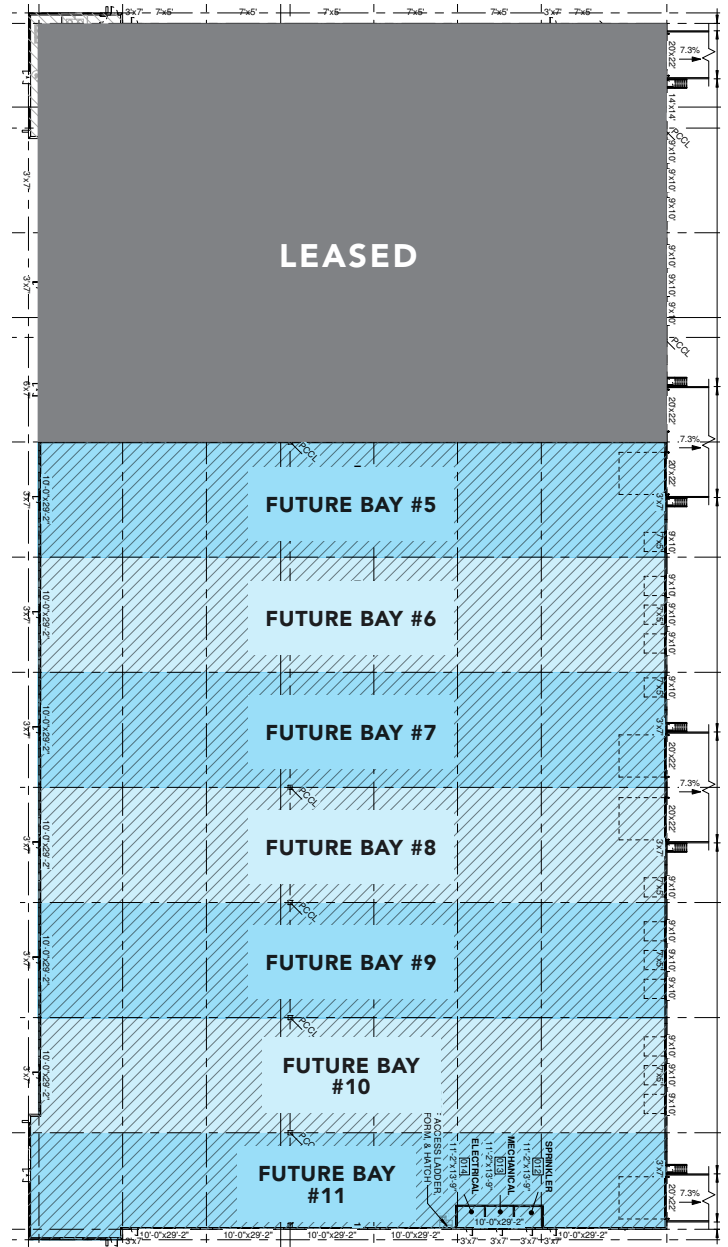
THE DEVELOPERS

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

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FOR MORE INFORMATION ABOUT MONARCH CONTACT:

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