

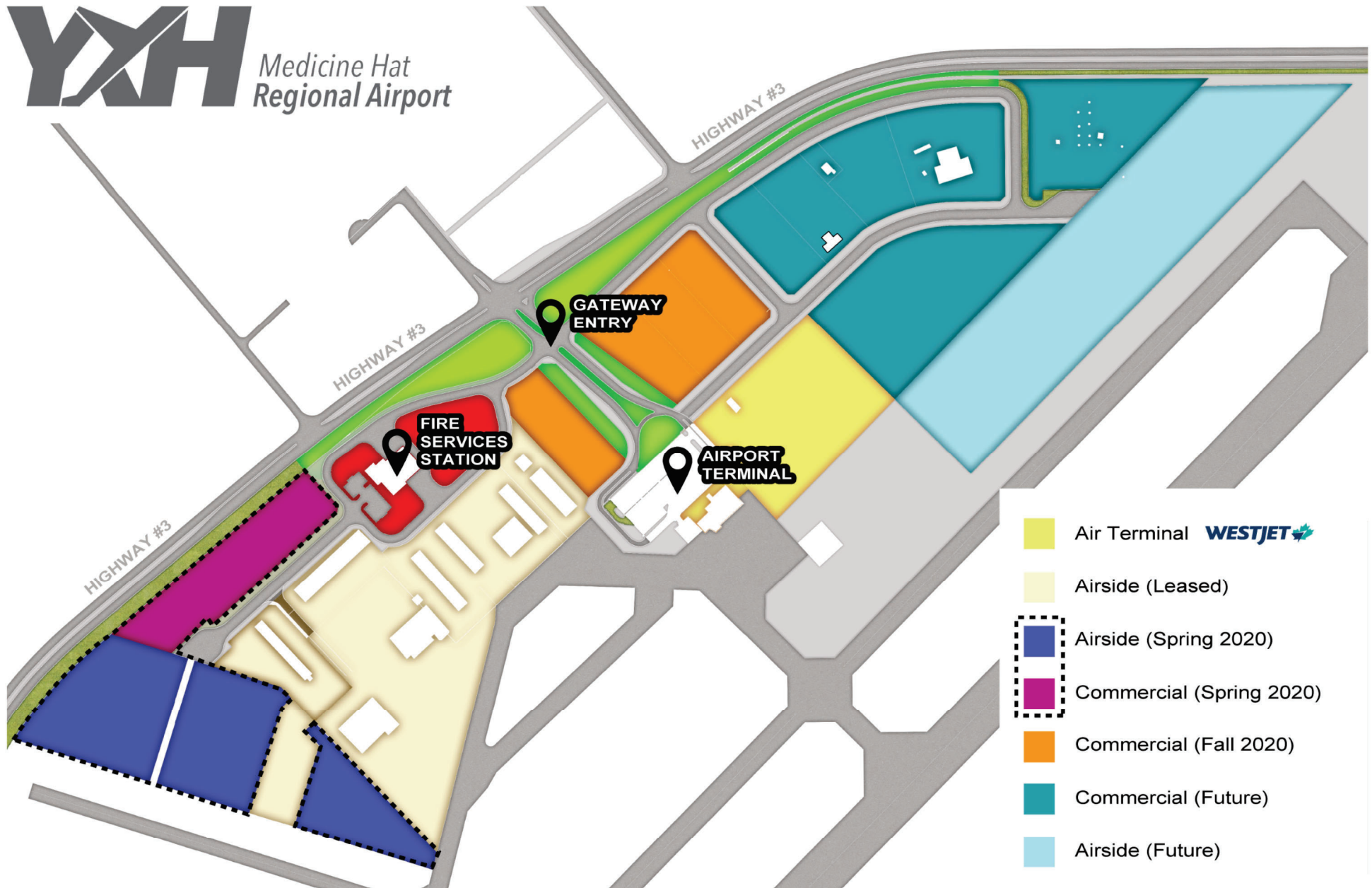
Medicine Hat Regional Airport (YXH)



Groundside & Airside

Commercial Real Estate Opportunities





Real Estate Opportunities at YXH Gateway

YXH Gateway, which includes the airport terminal, serves as gateway to the city and region for air and ground transportation. Opportunities are available for groundside and airside commercial development.

Groundside land is available for a variety of uses including commercial and business industrial developments that capitalize on the excellent highway access and the adjacent traffic at the airport. Airside commercial land is available to lease for a variety of uses including larger commercial hangars, cargo, logistics, etc. In addition, the airside commercial includes access to taxiways and aprons.

Phase 1 includes 2.74 acres of groundside commercial land for sale and 7.5 acres of airside commercial land for lease. Once fully developed, YXH Gateway will offer 41 acres of airside and groundside opportunities.



Advantages of Locating at YXH Gateway

YXH Gateway is the newest strategic commercial business location in Medicine Hat and the Region for the following reasons:

- Located at a prominent entry point for road and air travelers coming in and out of Medicine Hat.
- Advantage of high exposure and profile from Crowsnest Highway #3 with a daily traffic volume of over 8500 vehicles.
- Excellent access to major highways – Crowsnest Highway #3 which connects Medicine Hat to Vancouver and the West Coast. TransCanada Highway #1 connects Medicine Hat to the rest of Canada. Highway #41 connects Medicine Hat to the north and east areas of Alberta and the Wild Horse Border Crossing in the south.
- Over 75,000 passengers in 2019 arrived and departed through Medicine Hat's air terminal. Westjet offers non-stop, daily, 1-hour passenger air service to and from Calgary International Airport.
- Located within City of Medicine Hat boundaries, which has a population of 63,000 and a regional population of nearly 150,000.
- Home to premiere flight training school in partnership with the Aviation Management Certificate through the Medicine Hat College.

Airport Infrastructure

- Recently upgraded Airport terminal.
- 5,000'x150' runway.
- Emergency Services/Fire Station located at YXH Gateway.
- High quality, prominent landscaped gateway to be constructed in 2020.



Medicine Hat & Region Sectors

YXH Gateway is well positioned to continue support of growth in the traditional local industries while providing new opportunities for aviation and technology related industries.

- Medicine Hat is located between Canadian Forces Base Suffield, Defence and Research Development Canada and Canada's first Transport Canada approved beyond-line-of-site (BVLOS) UAV range.
 - * Canada's largest military training ground offers the opportunity to test UAV's from surface to unlimited altitude. Located 50 km northwest of Medicine Hat, CFB controls 2,700 square kilometres of restricted airspace, making it the largest live-fire testing area in the Commonwealth.
 - * Foremost UAV range of 2,400 square kilometres of controlled airspace is located approximately 100 km southwest of Medicine Hat.
- Medicine Hat is situated among some of Canada's most productive farm and ranch land. The surrounding region is among Canadian leaders in canola, hemp and pulse production.
- Chemical, fertilizer and other heavy industrial companies are located in Medicine Hat.