

FOR LEASE

902 9 AVENUE, NISKU, AB


Up to ±129,892 SQ. FT.



GENETICS BUILDING

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

 www.lizotterealestate.com

 780.488.0888

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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PROPERTY INFORMATION

Municipal Address: 902 – 9 Avenue, Nisku, AB

Available Space: **Main Floor** 91,628 Sq. Ft.
Second 38,264 Sq. Ft.
Total 129,892 Sq. Ft.

Site Size: ±6 Acres TBC

Zoning: LI (Light Industrial)

Parking: Ample surface parking

Ceiling Height: 17' - 21'

Possession: Negotiable

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Lease Rate: Market

OP Cost: \$2.54/Sq. Ft. (2025)

EXCESS LAND & YARD:

- Maximum flexibility and storage potential for users/tenants
- Potential for new access/egress to
- Airport Road and/or 9th Street



PROPERTY HIGHLIGHTS

- Newly developed executive office
- Security throughout (cameras and access scanners)
- LED Lighting
- Heavy power (25 megawatts)
- High exposure
- Fenced and gated yard
- Locker rooms



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OTHER HIGHLIGHTS

Best In Class Construction:

- 7" reinforced floor slab
- Excellent curb appeal suited for a high-profile corporate campus
- Trench drains
- options available
- Elevator shaft
- Roof top patio

POTENTIAL USES:

- Distribution
- Cannabis, general agriculture cultivation and laboratory
- General laboratory uses
- Lifesciences
- Manufacturing: bioscience, medical supplies, microelectronics/ semi-conductors, oil and gas

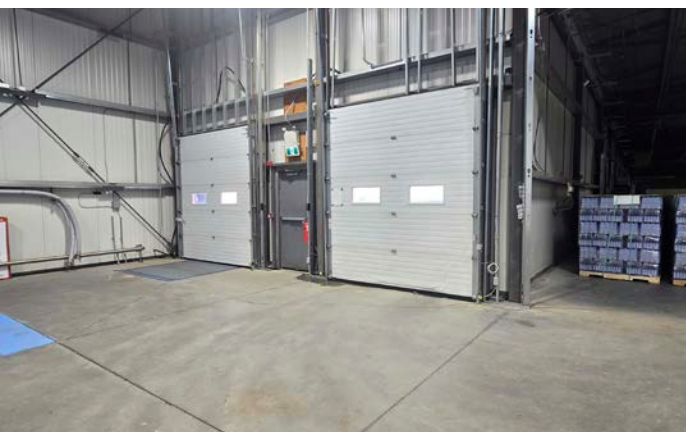
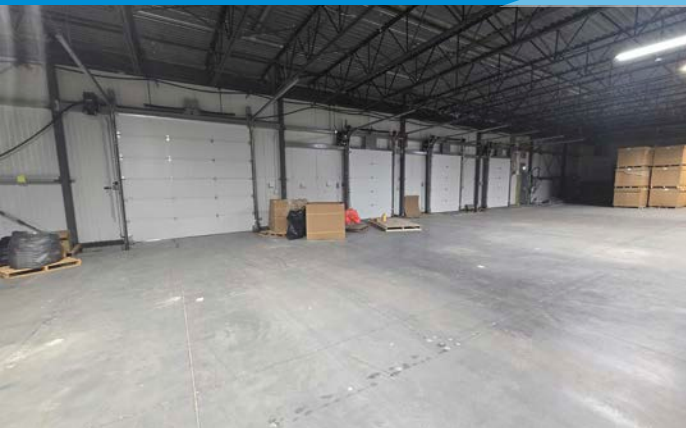
STRATEGIC LOCATION:

- Ideally located in the low tax rate district of Leduc County
- <5km to Edmonton International Airport
- 2km to Alberta's main north/south transportation corridor QE2



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PROPERTY LOCATION

Nisku and Leduc

Strategically located fronting Airport Road, Organics Building is situated just east of QE2 Highway providing direct global freight and passenger reach via Edmonton International Airport ("EIA"), highway systems and rail in infrastructure.

Nisku is well-positioned in the capital region's high volume/load transportation corridor and is established as one of the largest industrial business parks in western Canada. The low tax rate jurisdiction is home to over 400 local, national and global businesses including Amazon (1,000,000 Sq. Ft. at Border Business Park) and Aurora Cannabis (800,000 Sq. Ft. Aurora Sky in EIA). The subject property enjoys access to all amenities typical of a mature community.

5

Minutes to Edmonton
International Airport

30

Minutes to
downtown Edmonton

10

Minutes to
City of Leduc

2.5

Hours to
City of Calgary



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LIZOTTE
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