

FOR LEASE

NISKU STORAGE LANDS



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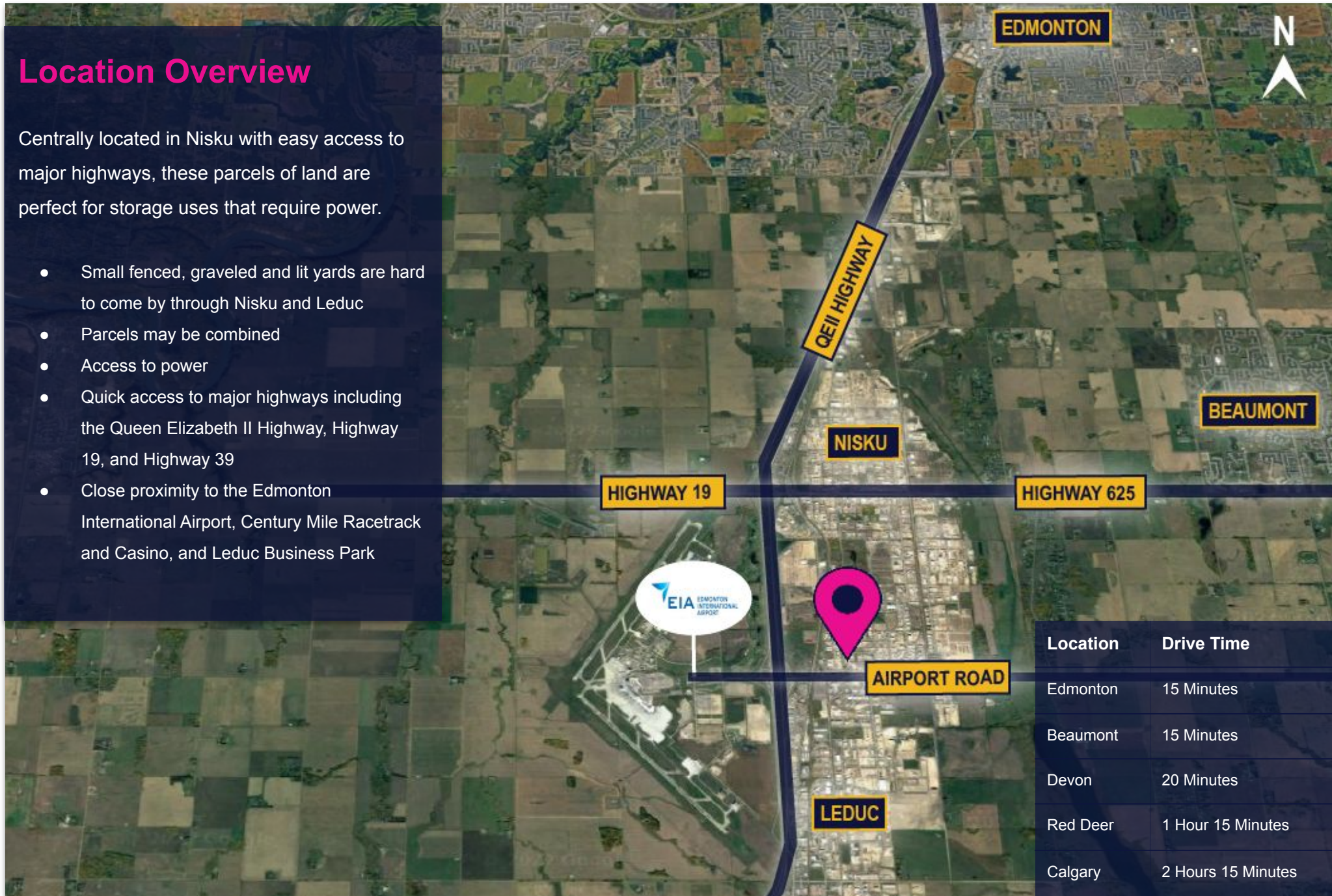
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Location Overview

Centrally located in Nisku with easy access to major highways, these parcels of land are perfect for storage uses that require power.

- Small fenced, graveled and lit yards are hard to come by through Nisku and Leduc
- Parcels may be combined
- Access to power
- Quick access to major highways including the Queen Elizabeth II Highway, Highway 19, and Highway 39
- Close proximity to the Edmonton International Airport, Century Mile Racetrack and Casino, and Leduc Business Park



Location	Drive Time
Edmonton	15 Minutes
Beaumont	15 Minutes
Devon	20 Minutes
Red Deer	1 Hour 15 Minutes
Calgary	2 Hours 15 Minutes



PRIME LOCATION

Leduc Nisku Market Highlights

TRANSPORTATION HUB



Easy access to QEII, EIA and direct access to the CANAMEX corridor to the US and Mexico and two intermodal rail yards make the region a logical, efficient, and economical transportation hub.

25,000,000 SF MARKET INVENTORY



A mix of land uses and complementary businesses in one of the world's largest energy-focused Industrial Parks.

HEAVY INDUSTRIAL LAND



The ability for heavy industrial companies to conduct their business in a friendly and safe location - the ideal home for Energy Service, Fabrication and Manufacturing businesses.

WAREHOUSING & SUPPLY CHAIN



Join Amazon and Ford Distribution in locating your business in state-of-the-art, energy-efficient facilities.

EDMONTON INTERNATIONAL AIRPORT



The largest landmass of any Canadian airport, this busy inland port has uncongested access by rail from Prince Rupert/Vancouver and onward by air or truck to all points in Canada and the US.

PORT ALBERTA



Where Industry lives and works in a tax-friendly environment. Home to COSTCO, Premium Outlet Mall and Century Mile Racetrack & Casino

HIGH LOAD CORRIDOR (HLC)



The HLC consists of designated highways that have had the overhead utility lines raised to accommodate higher loads. Running through the heart of Nisku with access to Grande Prairie and Fort McMurray in the north.

COMMERCIAL OPPORTUNITIES



Where Industry lives and works in a tax-friendly environment. Home to COSTCO, Premium Outlet Mall and Century Mile Racetrack & Casino

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PROPERTY DETAILS



Zoning:	IND (Industrial)
Lease Rate:	\$3,500 / acre / month + NNN
Lot 5 LEASED	
Municipal Address:	1102 7 Street, Nisku
Legal:	Plan 7821344, Block 15, Lot 5
Site Size:	1.53 Acres
Lot 6	
Municipal Address:	1104 7 Street, Nisku
Legal:	Plan 7821344, Block 15, Lot 6
Site Size:	1.50 Acres
Lot 7 LEASED	
Municipal Address:	603 12 Avenue, Nisku
Legal:	Plan 7922576, Block 15, Lot 7
Site Size:	1.00 Acre
Lot 8 LEASED	
Municipal Address:	601 12 Avenue, Nisku
Legal:	Plan 7922576, Block 15, Lot 8
Site Size:	1.47 Acres

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