# FOR SALE

## 902 9 AVENUE, NISKU, AB

**±194,085 SQ. FT. ON ±15.72 AC**

**HEAVY POWER 2.5 MW**



**GENETICS BUILDING**

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

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 - 9th Avenue, Nisku, AB |
| **Legal Address:** | Plan 1124833; Block 1; Lot 1 |
| **Available Size:** | **Main** ±155,801 Sq. Ft.<br>**Second** ±38,264 Sq. Ft.<br>**Total** ±194,065 Sq. Ft. |
| **Lot Size:** | ±15.72 Acres |
| **Zoning:** | LI (Light Industrial) |
| **Parking:** | 151 Stalls (Potential) |
| **Power:** | 2.5 Megawatt transformer on-site |
| **Ceiling Height:** | 17'-21' |
| **Loading:** | **Rear** 2 Dock, 2 Grade \| **Front** 3 Grade |
| **Possession:** | Immediately |

**$$$**

**Asking Price:** Contact Associate



## PROPERTY HIGHLIGHTS

- Building construction complete
- Heavy power service (2.5 MW)
- Structural elements capable of carrying extreme loads
- Ample yard for storage
- State of the art HVAC system & makeup air system with upgraded options available



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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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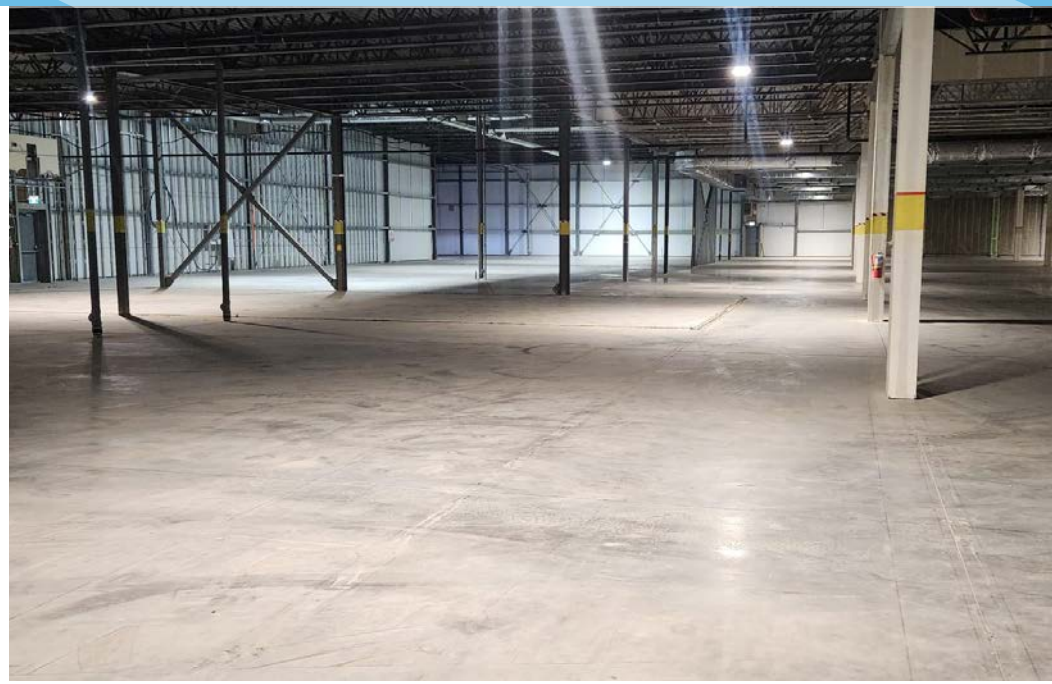



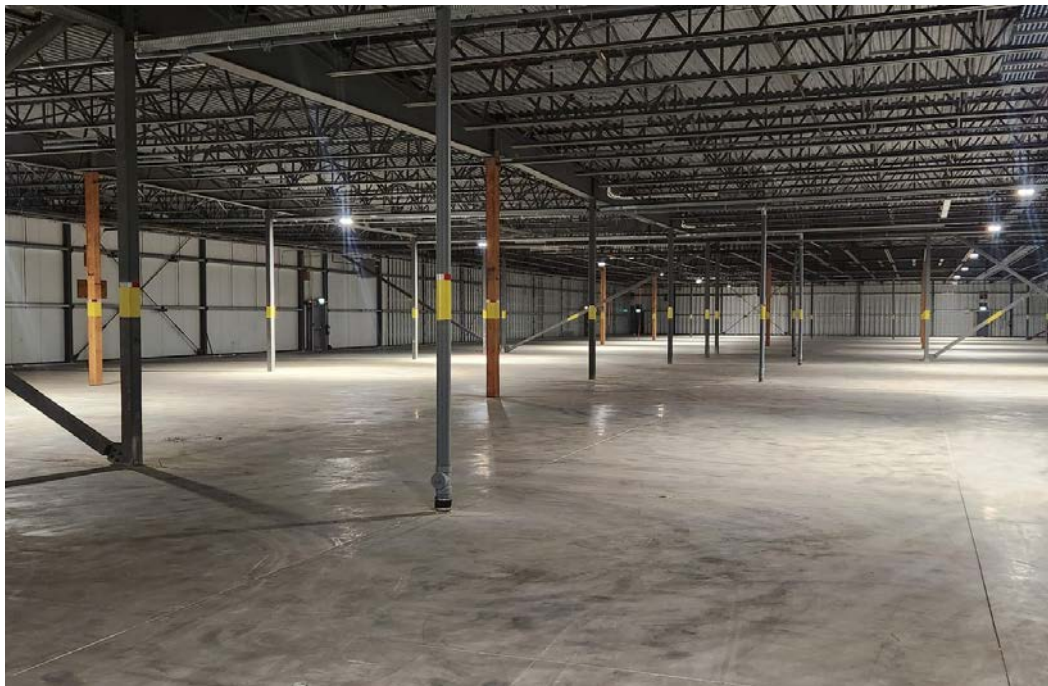

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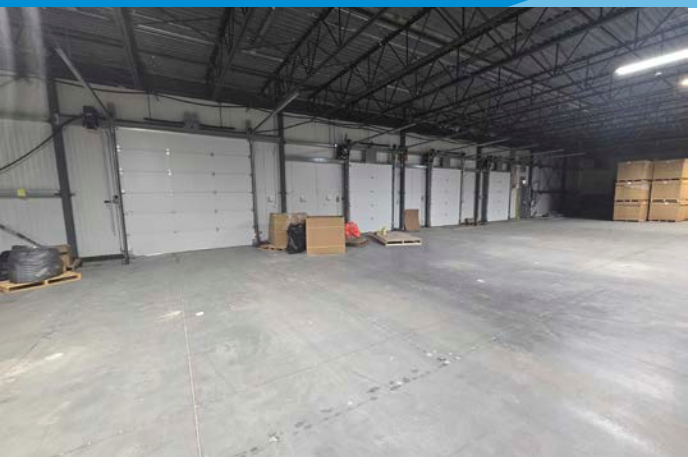


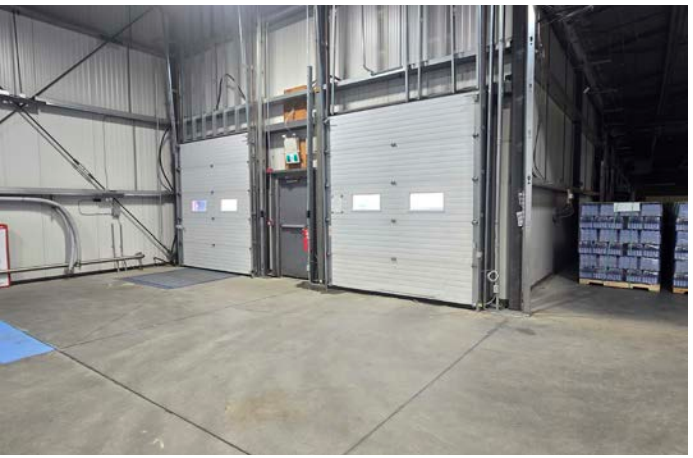






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## PROPERTY LOCATION

### 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 | 30 | 10 | 2.5 |
|---|---|---|---|
| Minutes to Edmonton International Airport | Minutes to downtown Edmonton | Minutes to City of Leduc | Hours to City of Calgary |




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