

# FOR LEASE

194,065 Sq. Ft. (+/-)

## LIZOTTE

AND ASSOCIATES REAL ESTATE INC



902 9 Avenue, Nisku, AB

## GENETICS BUILDING

### Property Highlights

- Built-to-suit units
- EU-GMP certified (highest certification globally).
- ISO 9001 / Clean Room Technology.
- State of the art HVAC system & makeup air system with upgraded options available
- Heavy power service (1.6MW)
- Structural elements capable of carrying extreme loads
- Ample yard for storage



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8



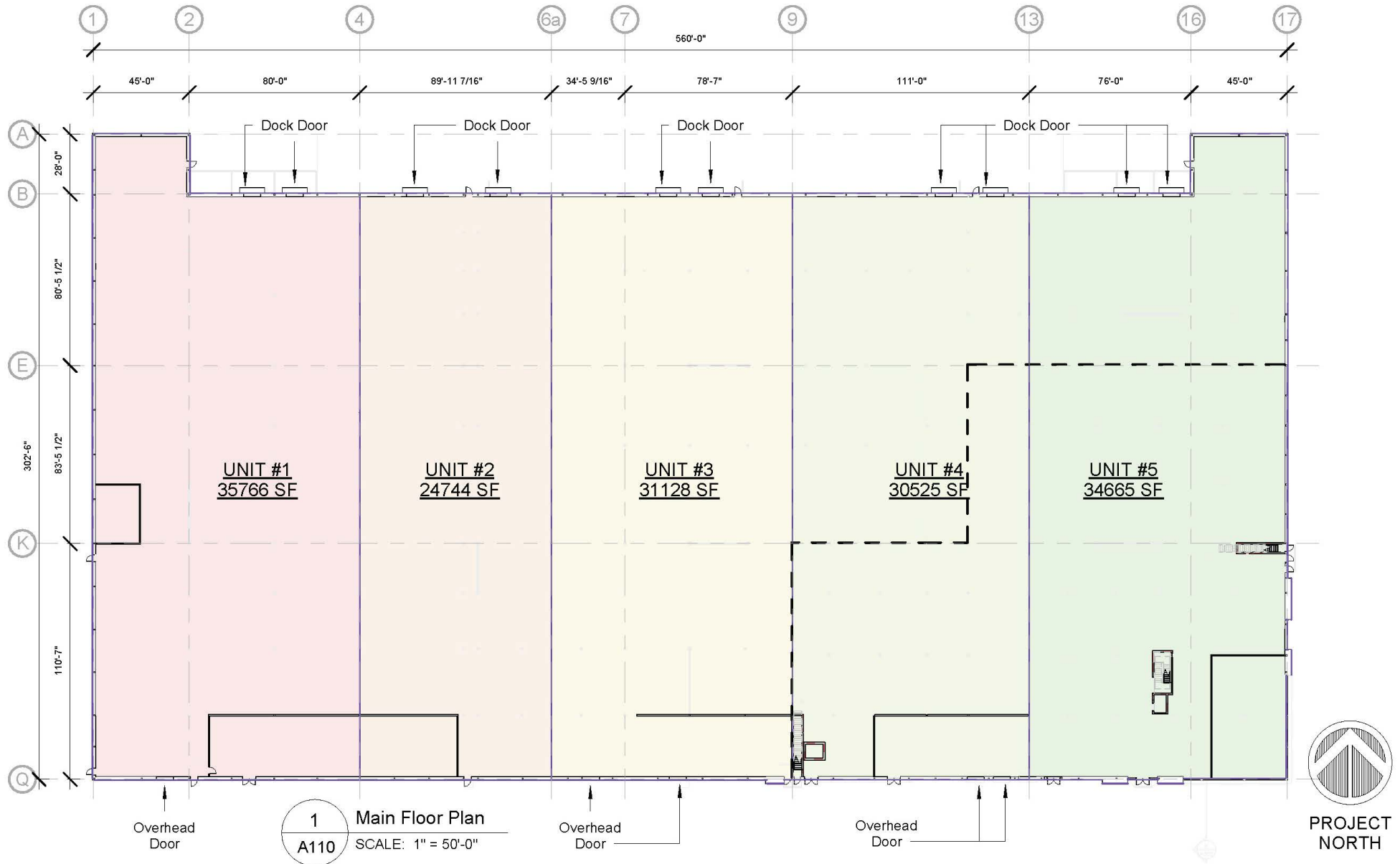
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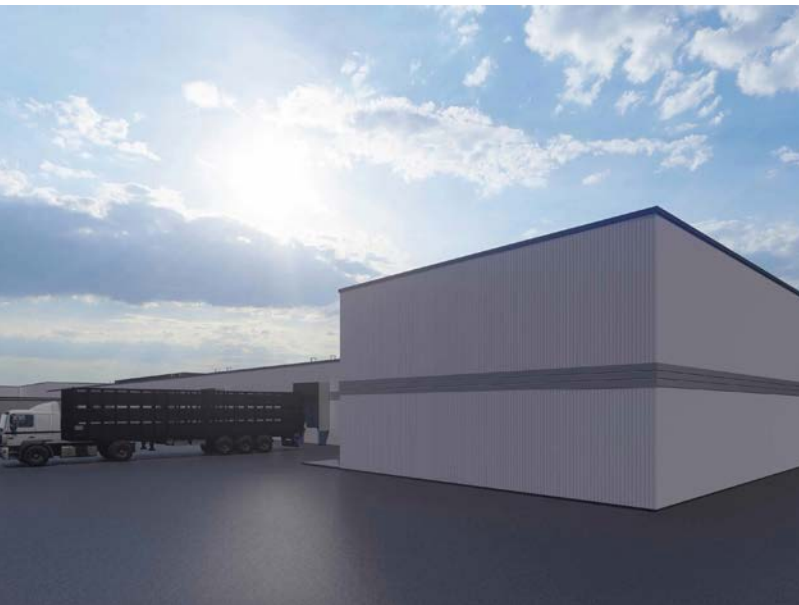
## Build-To-Suit Units



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## Genetics Building Rendering

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## Other Highlights

### Best In Class Construction:

- Build out construction for Laboratories, Bioscience, Life Sciences
- 7" reinforced floor slab
- Significant plumbing throughout
- Excellent curb appeal suited for a high-profile corporate campus
- Trench drains
- State of art HVAC system & makeup air system with upgrade
- options available
- Sterilization & sanitizing room
- Elevator shaft
- Roof top patio

### Excess Land & Yard:

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



## 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

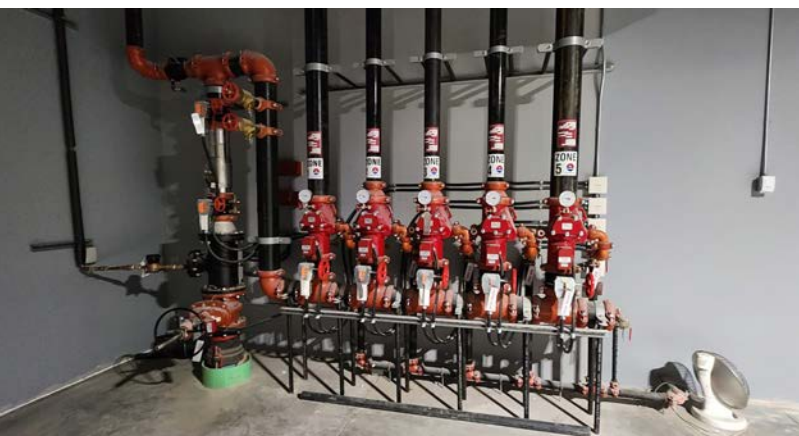
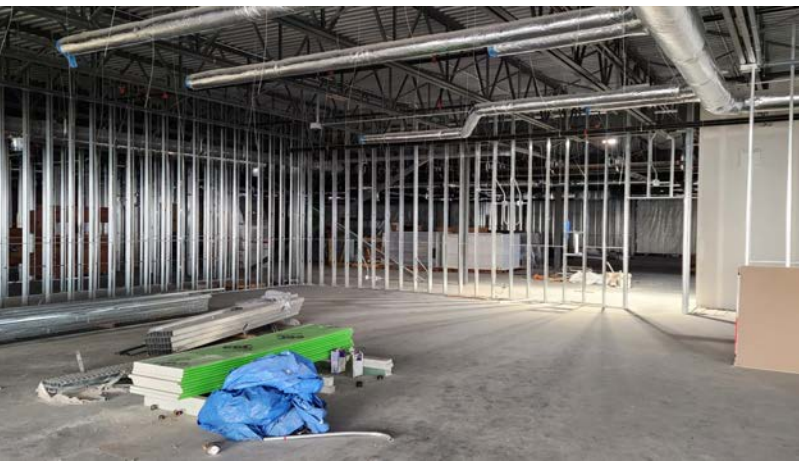




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## Property Location:

### 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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## Property Information

**Municipal Address:** 902 - 9 Avenue, Nisku, AB

**Available Space:** **Main Floor** 115,801 Sq. Ft.  
**Second** 38,264 Sq. Ft.  
**Total** 194,065 Sq. Ft.

**Site Size:** 15.72 Acres (+/-)

**Zoning:** LI (Light Industrial)

**Parking:** Ample surface parking

**Ceiling Height:** 17' - 21'

**Possession:** Negotiable

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**Lease Rate:** Market

## Contact

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