

# FOR LEASE/SALE

90,000 Sq.Ft. (+/-)  
on 7.94 Acres (+/-)



## Features:

- Large electrical service
- Energy efficient LED light fixtures
- Sprinklered (EFSR system)
- 113' clear span bays (crane ready)
- Heavy duty slab & 150' concrete marshalling pad
- Ample secure yard for storage expansion
- Abundant state of the art make-up air capacity
- Radiant heat, forced air and in floor heating in shop
- Humidification & Climate controlled warehouse
- Food safe use option

## Organics Building

904 - 9th Avenue, Nisku, AB

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

#1200, 10117 Jasper Avenue Edmonton, AB T5J 1W8  
Ph: 780.488.0888 Fax: 780.483.2277  
[www.lizotterealestate.com](http://www.lizotterealestate.com)

## Property Highlights:

### Building Versatility:

- Flexible LI zoning
- Configuration allows for manufacturing/shop/service or distribution, food service
- Ability to add additional dock and grade doors
- Power - 800 Amp, 347/600 Volt
- In-floor heating in shop
- Make up air & mechanical units
- 4" high pressure gas line

### State-Of-The-Art Construction:

- Custom designed, pre-engineered metal structure (Robertson Building Systems)
- Fully built-out office component
- Climate controlled warehouse
- Heavy duty columns and floor slab



## Property Highlights:

### Excess Land & Yard:

- Maximum flexibility and storage potential for users tenants
- Yard is stripped and ready for improvements

### Strategic Location

- Located in the low tax rate district of Leduc County
- <5km to Edmonton International Airport
- Quick access to QE2 Highway, Nisku Spine Road, Airport Road, Anthony Henday ring road and high/heavy load transportation corridor

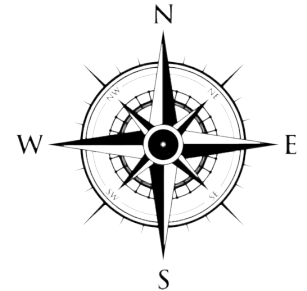
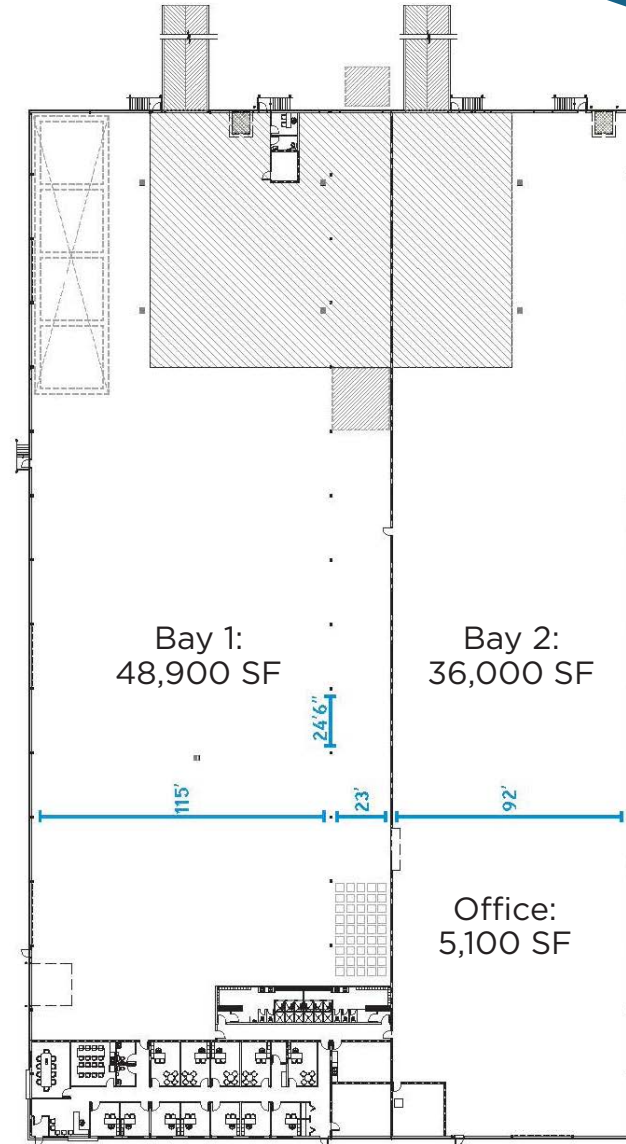
### Holding Income:

- Existing organics business is currently operating with flexible options
- Reduced holding cost post-closing
- Potential to secure organics business on a long-term lease





# FOR LEASE/SALE



**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

## 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





# FOR LEASE/SALE



**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

# FOR LEASE/SALE

## PROPERTY INFORMATION

<b>ADDRESS:</b>	904 - 9th Avenue, Nisku, AB
<b>LEGAL:</b>	Plan 1124833; Block 1; Lot 1
<b>LEASEABLE AREA:</b>	Main Floor/Total: 90,000 Sq.Ft. (+/-)
<b>YEAR BUILT:</b>	2019
<b>SITE AREA:</b>	7.94 Acres (yard expansion available)
<b>CLEAR HEIGHT:</b>	20'-25'
<b>LOADING DOORS:</b>	2 Dock, 3 Grade
<b>PARKING:</b>	76 Stalls
<b>ZONING:</b>	LI - Light Industrial
<b>POWER:</b>	800 Amp, 347/600 Volt
<b>ASKING PRICE:</b>	\$18,000,000.00
<b>LEASE RATE:</b>	\$10.00/Sq.Ft.



**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### Contact

**Richard Lizotte**  
President/Broker  
Cell: 780.292.1891  
Direct: 780.784.5360  
richard@lizotterealestate.com

**Lee Berger**  
Associate  
Cell: 587.983.6654  
Direct: 780.784.5363  
lee@lizotterealestate.com