FOR LEASE

902 9 AVENUE, NISKU, AB

Up to ±129,892 SQ. FT.

HEAVY POWER 2.5 MW



GENETICS BUILDING

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

lizotterealestate.com

780.488.0888

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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
Power:	2.5 Megawatt transformer on-site
Zoning:	LI (Light Industrial)
Parking:	Ample surface parking
Ceiling Height:	17' - 21'
Possession:	Negotiable

$$$

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 (2.5 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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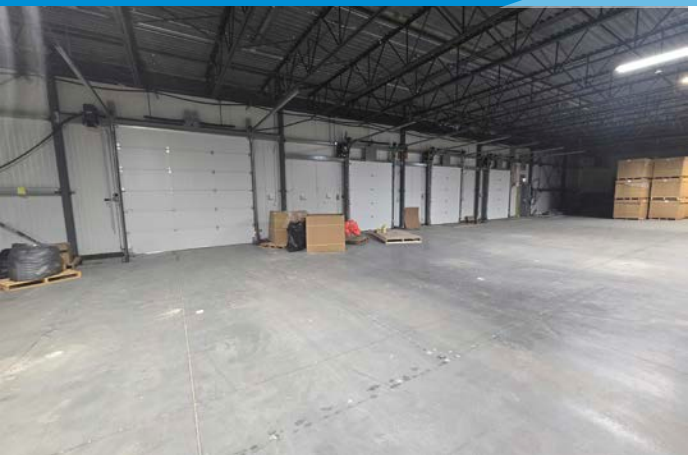


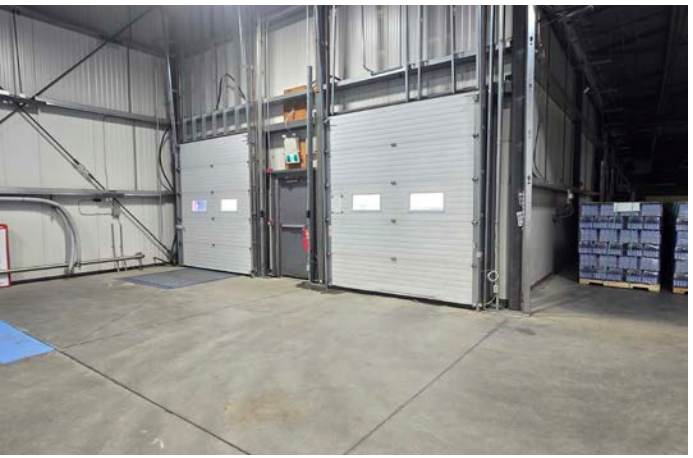






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PROPERTY LOCATION

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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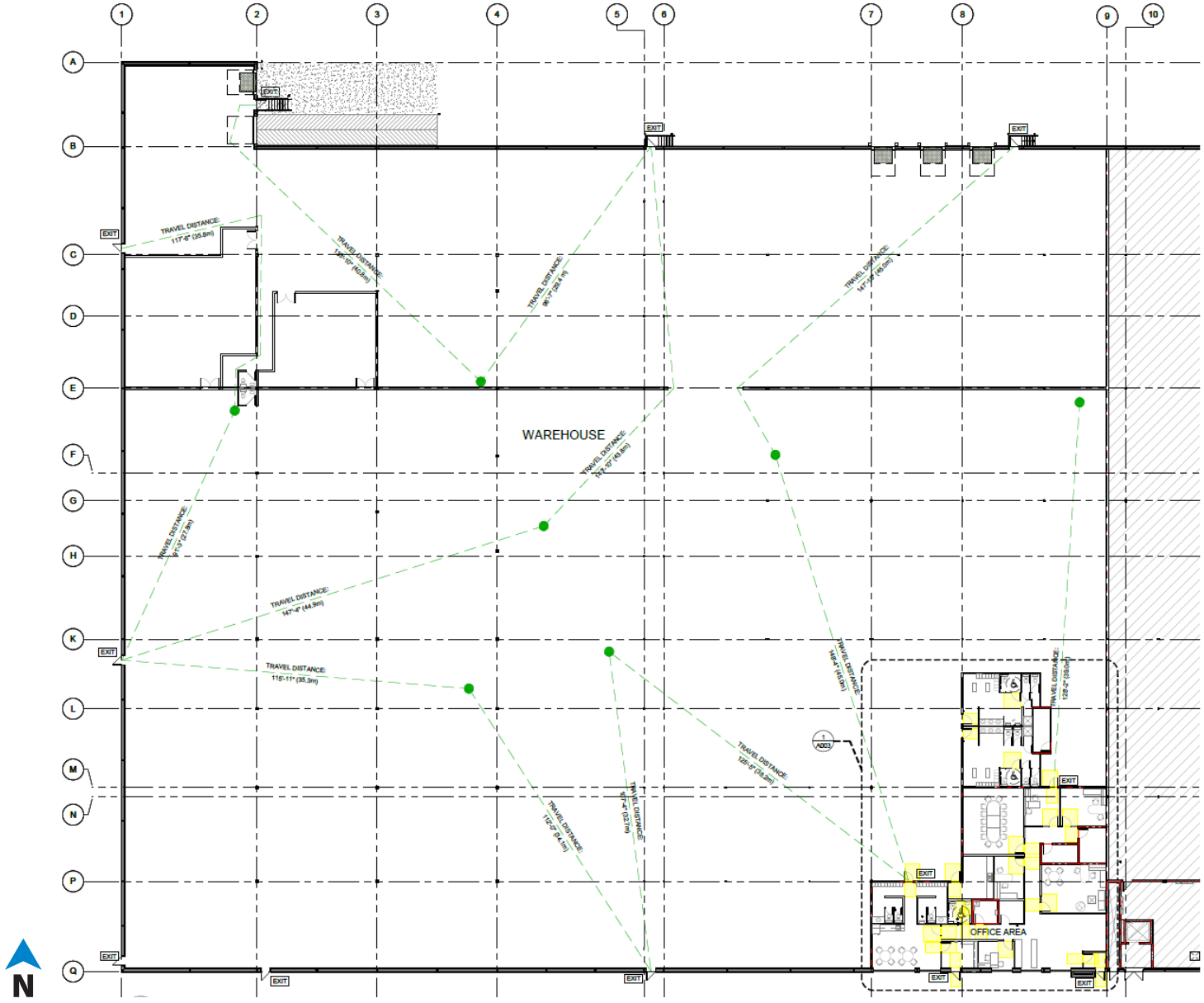
FLOOR PLAN



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