

# FOR SALE

Up to 194,085 Sq. Ft. (+/-) on 15.72 Acres (+/-)



## Features:

- Building construction complete
- Heavy power service (2.8MW)
- Structural elements capable of carrying extreme loads
- Ample yard for storage
- State of the art HVAC system & makeup air system with upgraded options available

## GENETICS BUILDING

902 - 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)

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## Property Highlights:

### 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 & laboratory
- General laboratory uses
- Lifesciences
- Manufacturing: bioscience, medical supplies, microelectronics/semi-conductors, oil & gas

### Strategic Location:

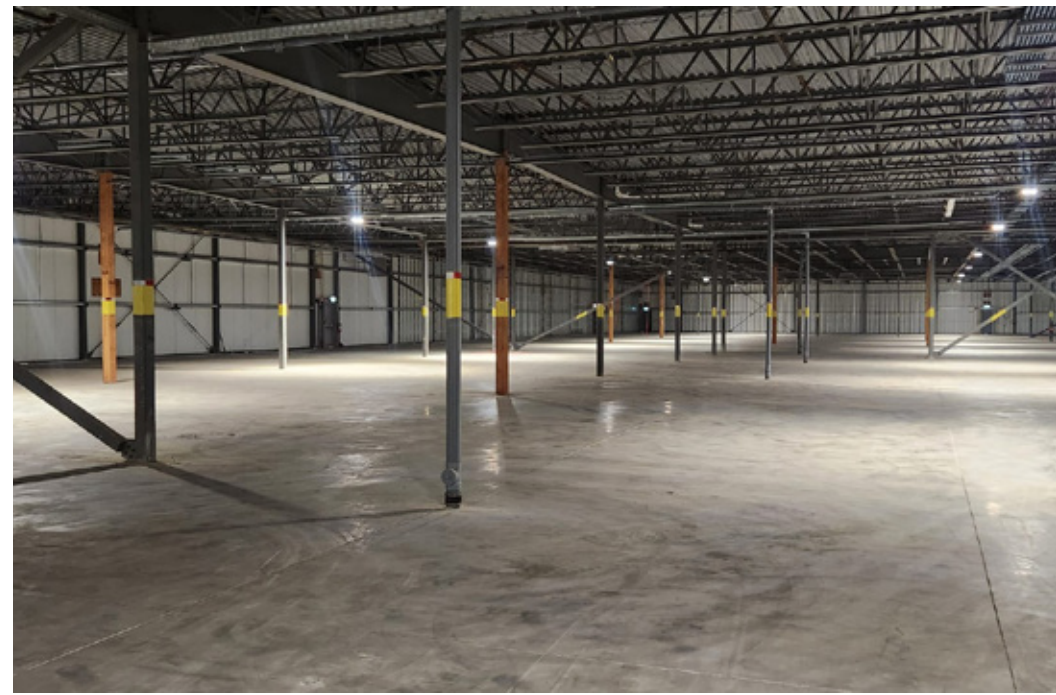
- Ideally located in the low tax rate district of Leduc County
- <5km to Edmonton International Airport
- 2km to Alberta's main north/south transportation corridor QE2



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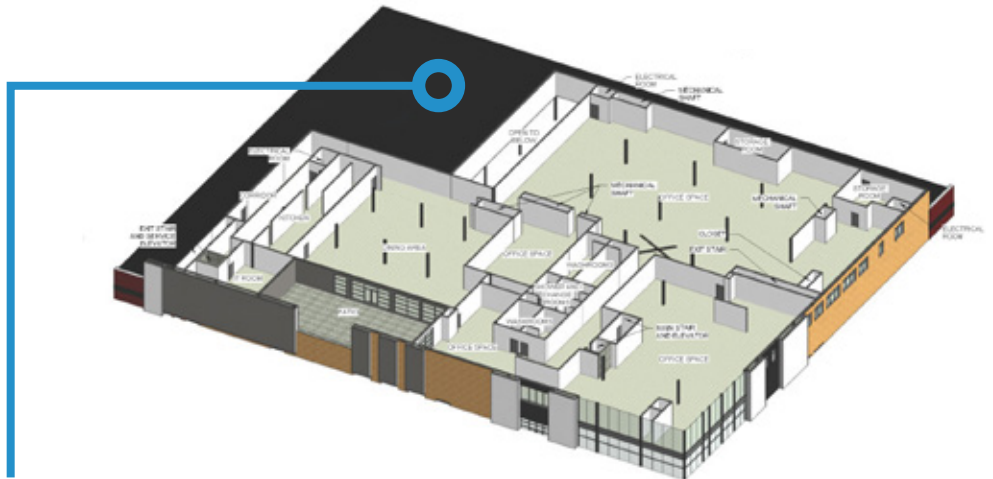
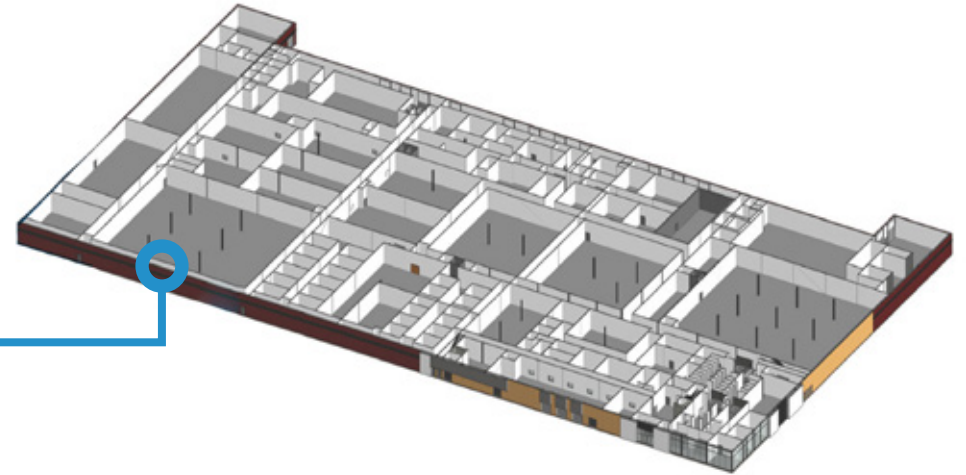
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## Genetics: Building Configuration

### Existing Design

Cultivation & Genetics Lab  
MAIN FLOOR



### Existing Design

Cultivation & Genetics Lab  
2ND FLOOR - Office & Staff Area

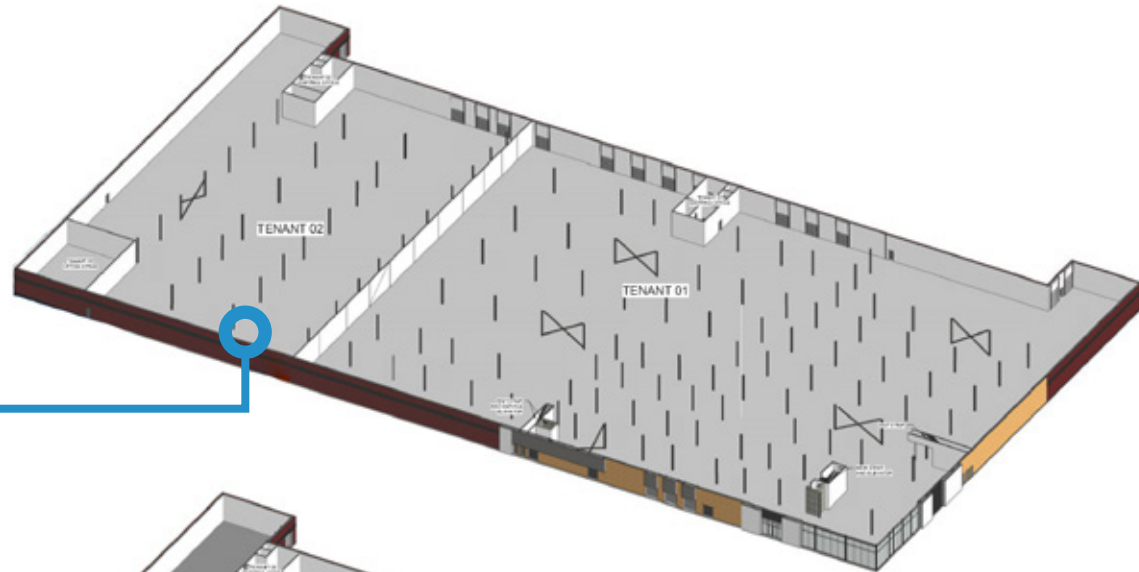
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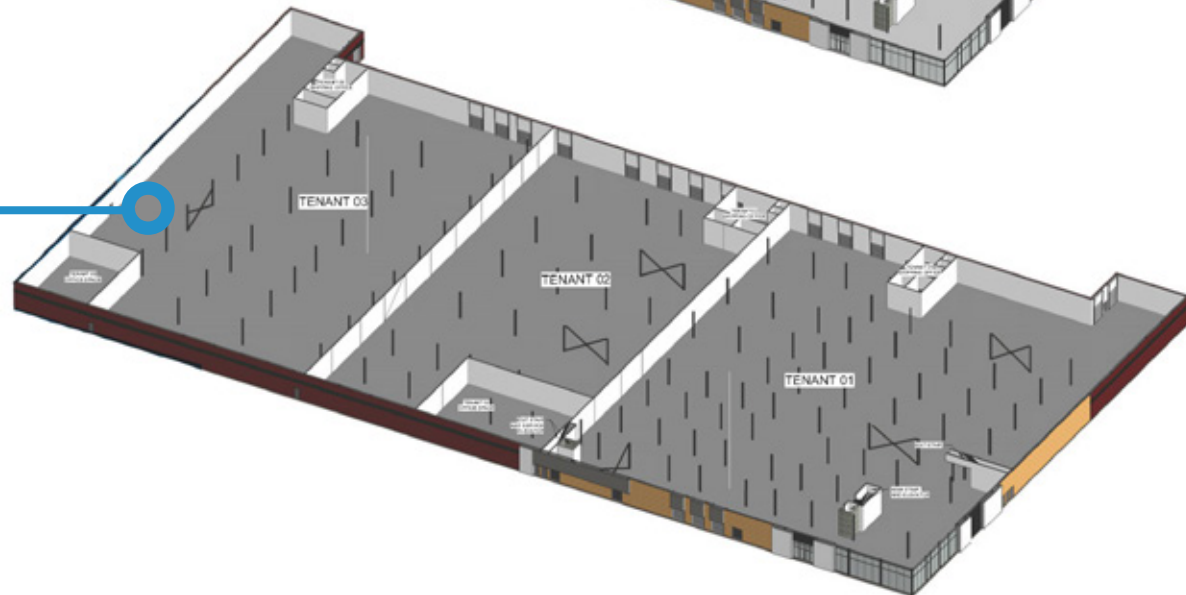
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## Genetics: Building Configuration Future Options

**Multi-Tenant**  
OPTION 1



**Multi-Tenant**  
OPTION 2



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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

**ADDRESS:** 902 - 9th Avenue, Nisku, AB

**LEGAL:** Plan 1124833; Block 1; Lot 1

**FLOOR DETAILS:** Main Floor: 155,801 Sq.Ft. (+/-)  
2nd Floor: 38,264 Sq.Ft. (+/-)  
Total: 194,065 Sq.Ft. (+/-)

**YEAR BUILT:** Under Construction  
(Est. completion date August 1, 2022)

**SITE AREA:** 15.72 Acres

**CLEAR HEIGHT:** 17'-21'

**LOADING DOORS:** 2 Dock, 2 Grade - Rear  
3 Grade - Front

**PARKING:** 151 Stalls (Potential)

**ZONING:** LI - Light Industrial

**ASKING PRICE:** Contact Associate



## Contact

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