**FOR LEASE** 194,065 Sq. Ft. (+/-)





## **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





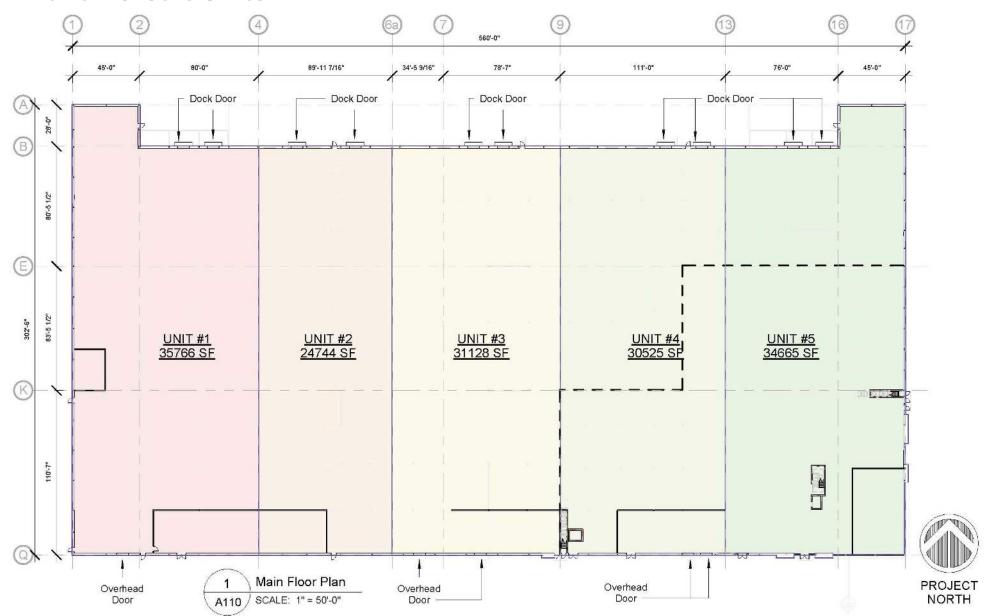




## FOR LEASE 902 9 Avenue, Nisku, AB



### **Build-To-Suit Units**



Genetics Building Rendering













902 9 Avenue, Nisku, AB



### **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

#### **Potential Uses:**

- Distribution
- Cannabis, general agriculture cultivation and laboratory
- General laboratory uses
- Lifesciences
- Manufacturing: bioscience, medical supplies, microelectronics/semiconductors, oil and gas

### **Strategic Location:**

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

#### **Excess Land & Yard:**

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







902 9 Avenue, Nisku, AB

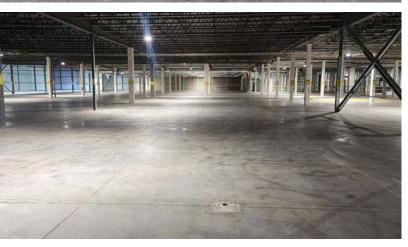


















902 9 Avenue, Nisku, AB



### **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.

Minutes to Edmonton International Airport

30 Minutes to downtown Edmonton

10 Minutes to City of Leduc 2.5

Hours to
City of Calgary







# 902 9 Avenue, Nisku, AB



### **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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