

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

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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:

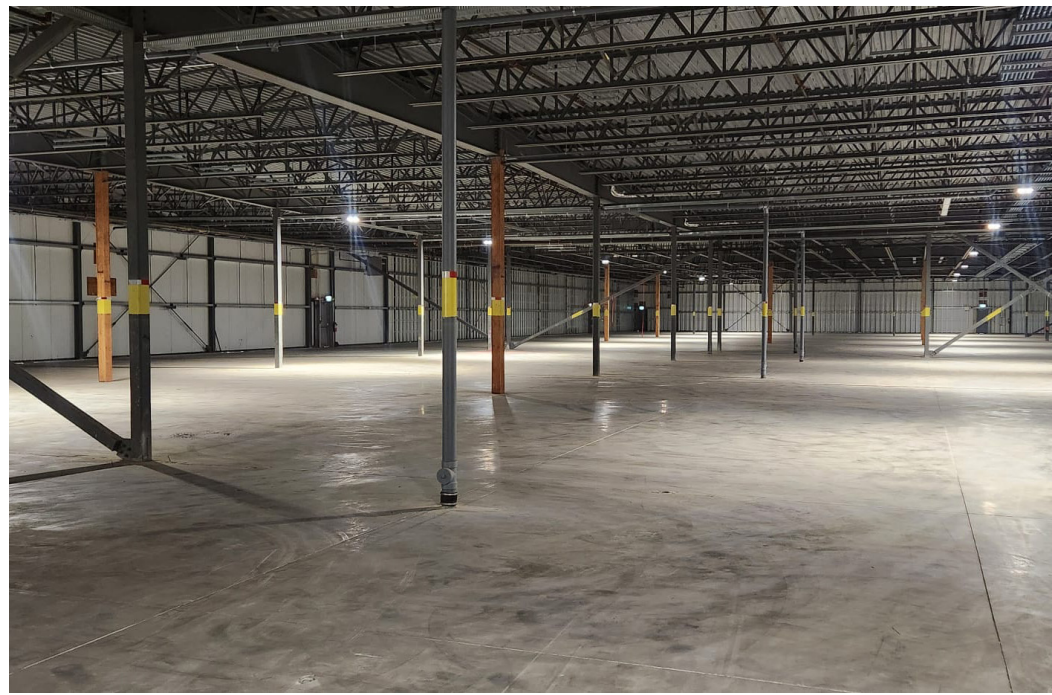
- Ideally located in the low tax rate district of Leduc County
- <5km to Edmonton International Airport
- 2km to Alberta's main north/south transportation corridor QE2



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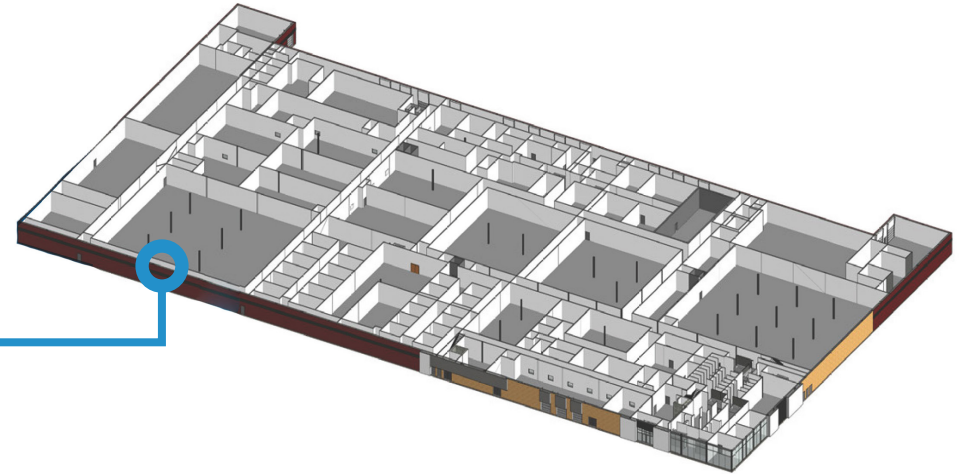
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Genetics: Building Configuration

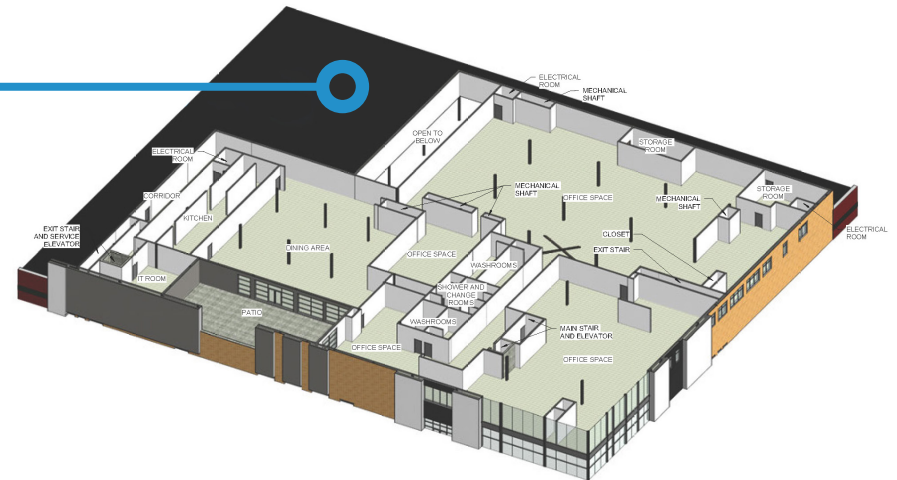
Existing Design

Cultivation & Genetics Lab
MAIN FLOOR



Existing Design

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



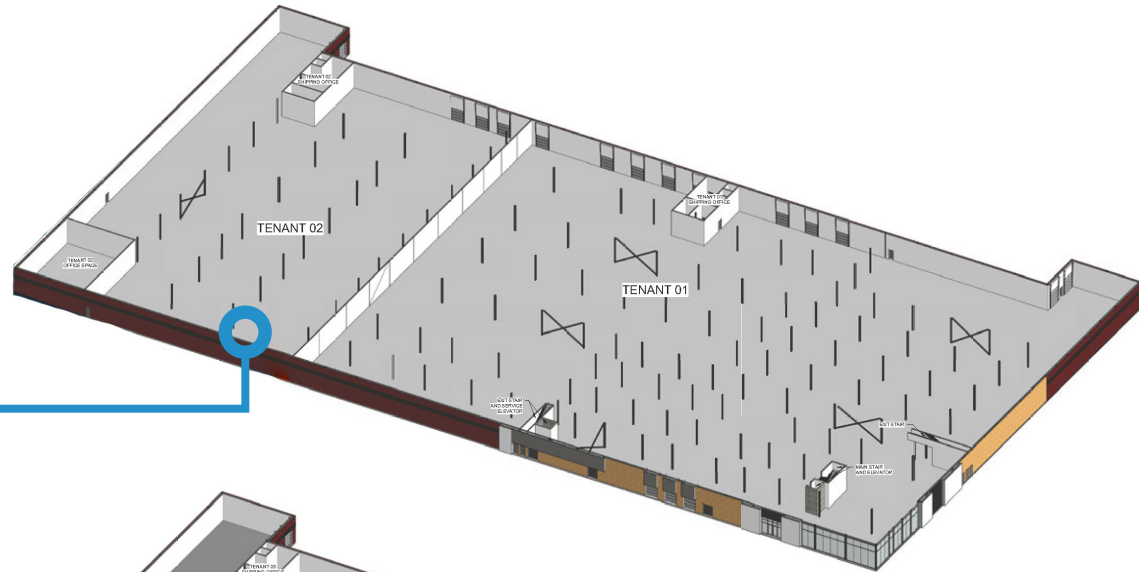
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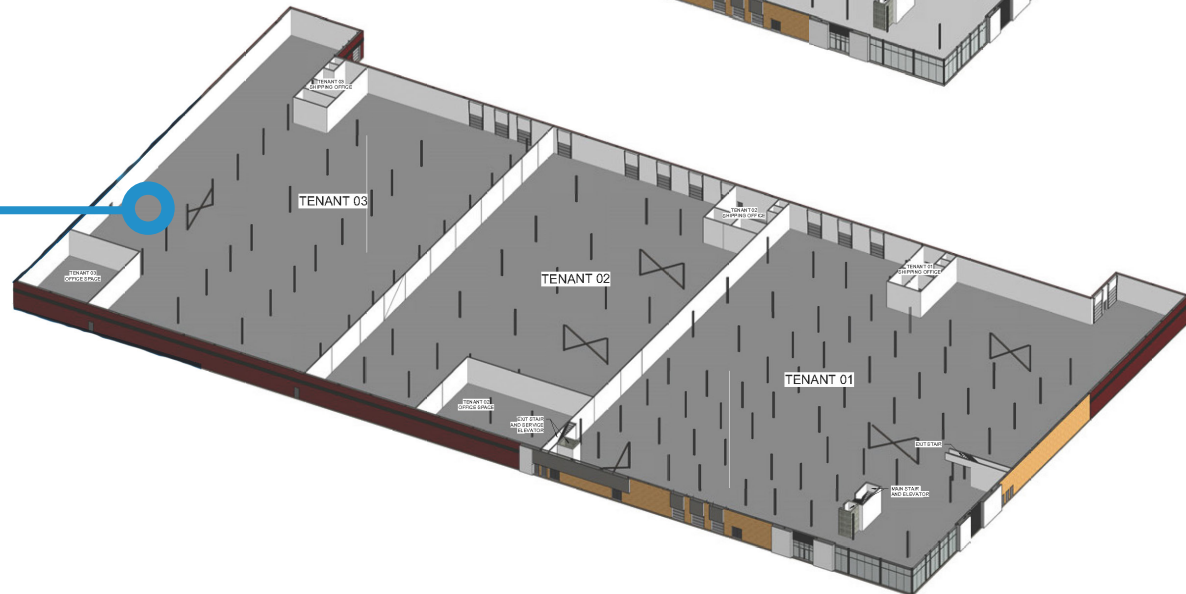
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Genetics: Building Configuration Future Options

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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