

INVESTMENT SALE

90,000 SF (+/-)
on 7.94 AC (+/-)

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



904 - 9th Avenue, Nisku, AB

ORGANICS BUILDING

Property Highlights

- New 10-year lease
- Large electrical service
- Energy-efficient LED light fixtures
- Sprinklered (EFSR system)
- 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 the shop
- Humidification & climate controlled warehouse
- Financials available upon signing NDA



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

INVESTMENT SALE

Organics Building

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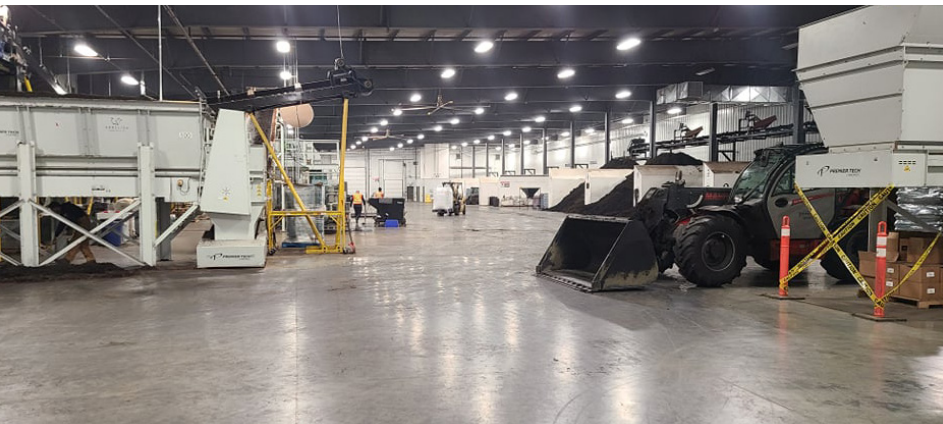
Property Highlights:

Building Versatility:

- 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
- 150' concrete marshalling pad

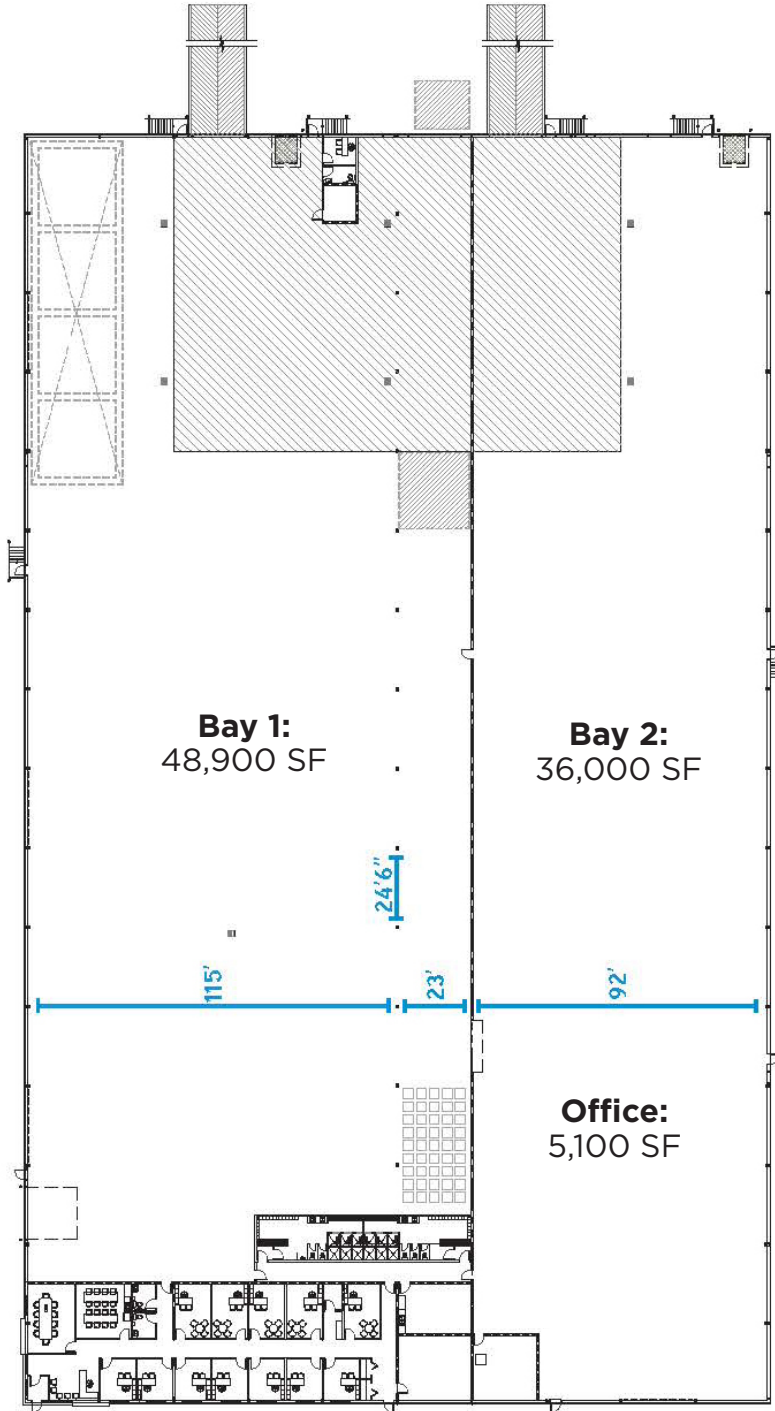


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Floor Plan



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Property Location

Nisku and Leduc

Strategically located fronting Airport Road, the 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 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



INVESTMENT SALE

Organics Building

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Property Information

Municipal Address: 904 - 9th Avenue, Nisku, AB

Legal Address: Plan 1124833; Block 1; Lot 1

Site Area: 7.94 Acres (yard expansion available)

Leasable Area: Main Floor/Total: 90,000 Sq. Ft. (+/-)

Zoning: LI (Light Industrial)

Parking: 76 Stalls

Power: 800 Amp, 347/600 Volt

Ceiling Height: 20'-25'

Loading: 2 Dock, 3 Grade

Year Built: 2019

Possession: Immediate/negotiable

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Asking Price: \$16,500,000.00

Financials: Available upon signing NDA

Contact

Richard Lizotte

President/Broker

Cell: 780.292.1871

Direct: 780.784.5360

richard@lizotterealestate.com

Lee Berger

Associate Broker

Cell: 587.983.6654

Direct: 780.784.5363

lee@lizotterealestate.com

