



**41
BUSINESS
PARK**

**BUILDING 1
FOR LEASE**

**DIRECT EXPOSURE
TO QEII HIGHWAY**

**61,600 - 366,932 SF
DISTRIBUTION WAREHOUSE
IN NISKU**



3815 8TH STREET, NISKU, AB

VESTCOR

CBRE

366,932 SF DISTRIBUTION WAREHOUSE



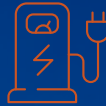
IMMEDIATE ACCESS TO QEII HIGHWAY, ANTHONY HENDAY
DRIVE, AND THE EDMONTON INTERNATIONAL AIRPORT



FIBRE OPTICS TO
BUILDING



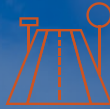
SOLAR PV ARRAY



EV CHARGING
STATIONS AVAILABLE



TARGETING LEED
GOLD CERTIFICATION



DIRECT EXPOSURE TO
QEII HIGHWAY

BUILDING 1 DETAILS

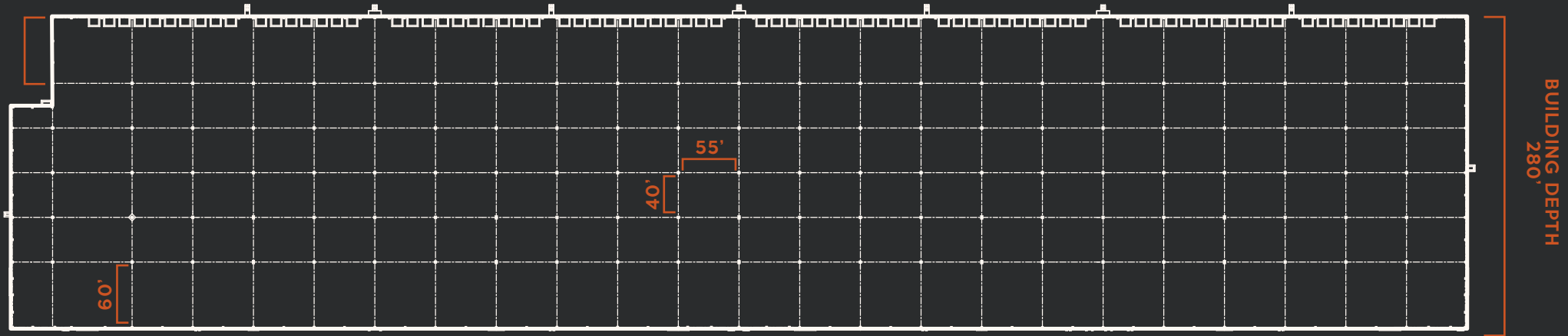
| | |
|-------------------|-----------------------------------------------------------------------------------|
| LEGAL DESCRIPTION | Plan 8420145; Block 1; Lot 1 |
| ZONING | IND - Industrial |
| BUILDING SIZE | 366,932 Sq. Ft. |
| BAY SIZES | Starting At 61,600 Sq. Ft. |
| BUILDING DEPTH | 280' |
| LOADING | (79) 9' x 10' Dock Loading With Levelers (2) 14' x 16' Grade Doors With Drains |
| CEILING HEIGHT | 40' Clear |
| LIGHTING | Motion Sensor LED |
| POWER | 3,000 Amp, 600 Volt, 3-Phase, 4 Wire *To Be Confirmed By Tenant |
| SPRINKLERS | ESFR F1 |
| COLUMN SPACING | 55' X 40' + 60' Speed Bay |
| FLOOR THICKNESS | 8" Slab |
| MARSHALLING AREA | 140' |
| PASSENGER PARKING | 265 Stalls |
| TRAILER PARKING | 29 Stalls |
| OP COSTS | \$2.90 / Sq. Ft. |
| LEASE RATE | Market |
| AVAILABLE | Immediately |



FLOOR PLAN

BUILDING 1 | 366,932 SF

SPEED
BAY
60'



PURSUING
LEED
CERTIFICATION

HIGH PERFORMANCE BUILDING
ENVELOPE & ROOFING SYSTEMS

HIGH EFFICIENCY
MECHANICAL SYSTEMS

ENERGY SAVING, CONTROLLABLE
INTERIOR LED LIGHTING

EXTERIOR LEDS WITH CONSIDERATE
DESIGN TO REDUCE LIGHT POLLUTION

LEVEL 2, WI-FI CONNECTED ELECTRIC
VEHICLE CHARGING STATIONS

WATER SAVING, HIGH PERFORMANCE
PLUMBING FIXTURES

LOCAL & REGIONAL CONSTRUCTION
MATERIALS SELECTED FOR PERFORMANCE
& LOW ENVIRONMENTAL IMPACT

RECYCLED & SALVAGED MATERIALS
INCLUDED IN DESIGN

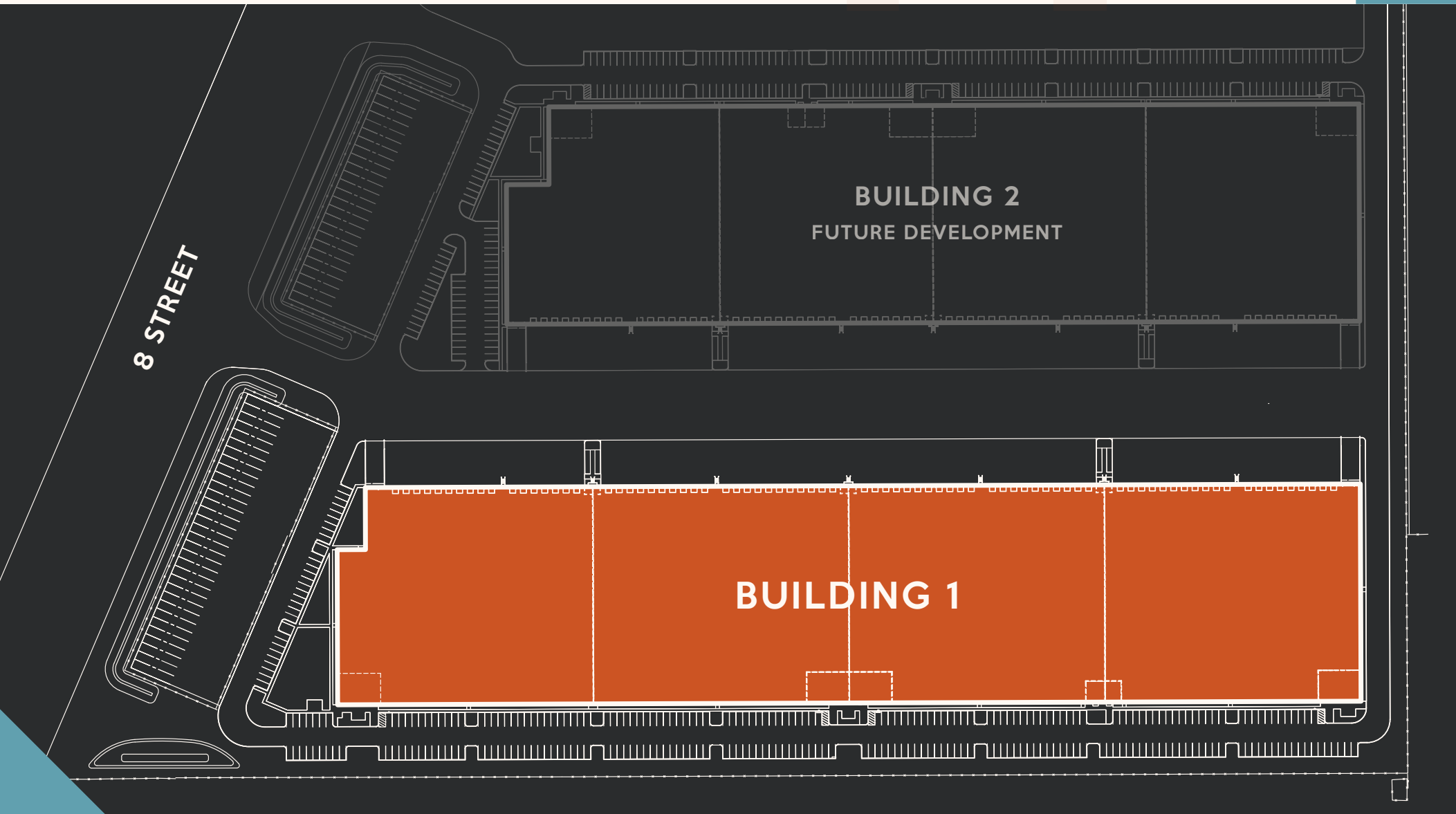
OVER 75% OF CONSTRUCTION WASTE
TO BE RECYCLED/REUSED & DIVERTED
FROM LANDFILL

SOLAR PV ARRAY TO SUPPORT LOW-
CARBON OPERATIONS & REDUCED
OPERATING COSTS

STORMWATER CISTERNS WHICH
COLLECT, TREAT & SUPPLY CLEAN
WATER FOR TOILETS & URINALS

SITE PLAN

Building 1 | 366,932 SF



DRIVE TIMES

NISKU SPINE ROAD
3 MIN | 1.9 KM

EDMONTON INTERNATIONAL AIRPORT
13 MIN | 12.3 KM

LEDUC
17 MIN | 17.8 KM

QEII HIGHWAY
6 MIN | 3.8 KM

BEAUMONT
13 MIN | 11.3 KM

YELLOWHEAD HIGHWAY
23 MIN | 32.0 KM

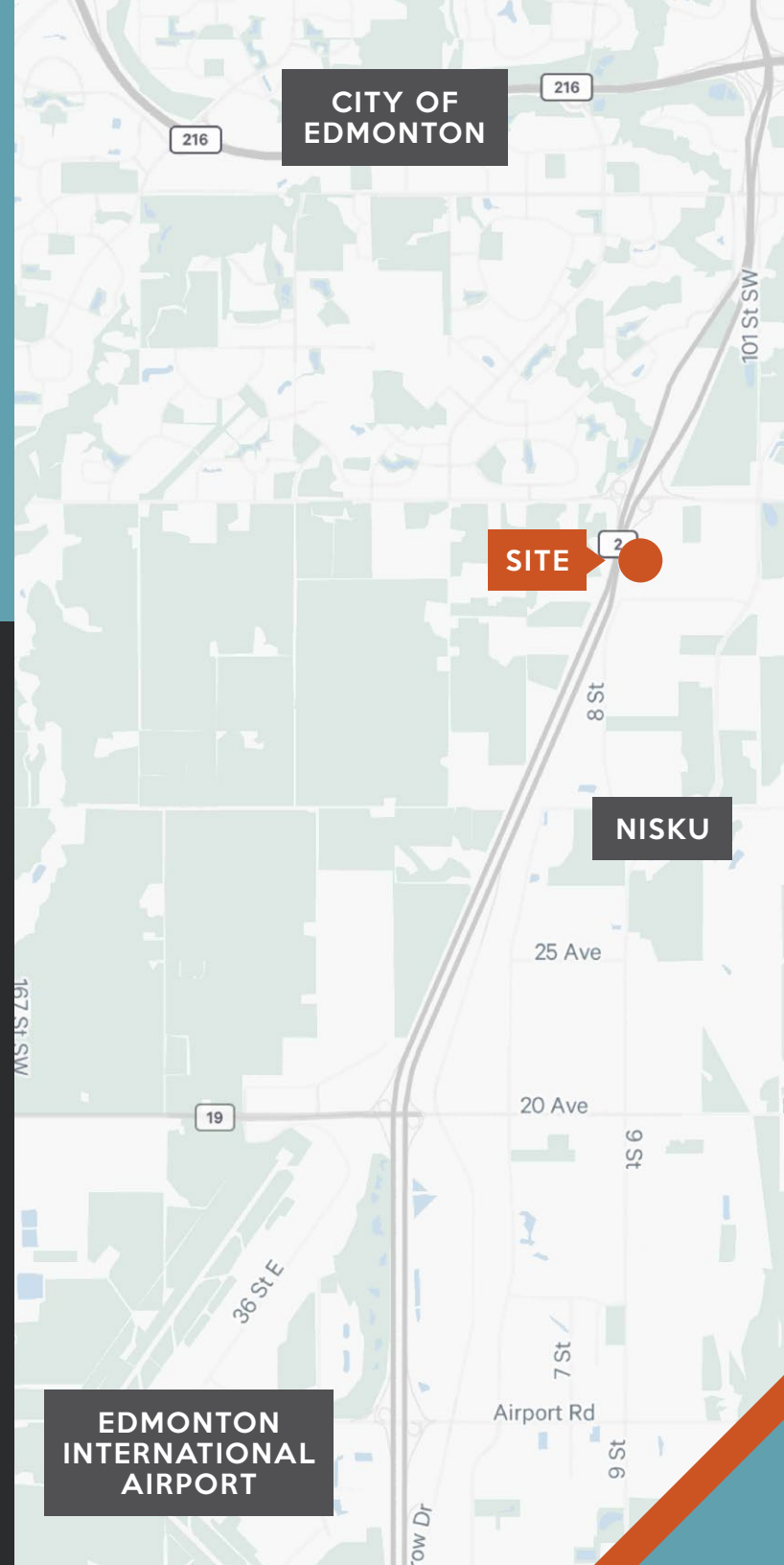
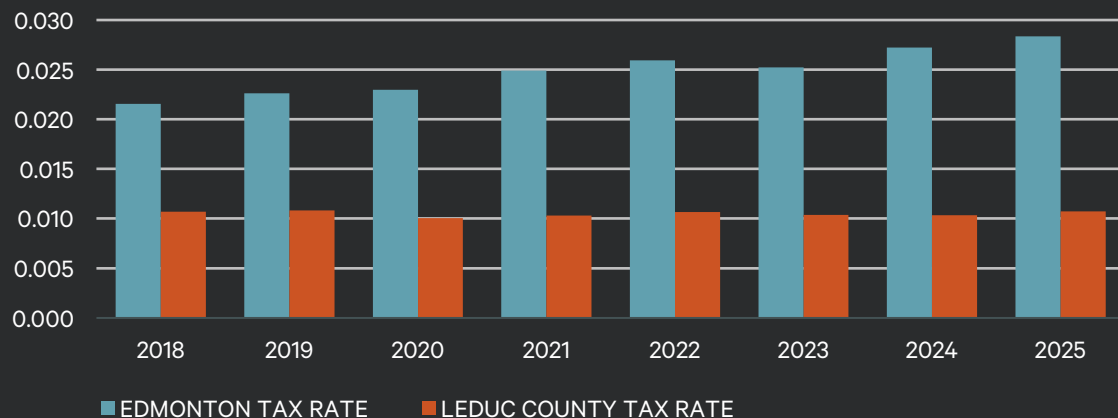
ANTHONY HENDAY DRIVE
9 MIN | 8.8 KM

WHITEMUD DRIVE
14 MIN | 13.5 KM

DOWNTOWN EDMONTON
29 MIN | 21.4 KM

LEDUC COUNTY TAX ADVANTAGE

LEDUC COUNTY OFFERS A CLEAR NON-RESIDENTIAL PROPERTY TAX ADVANTAGE OVER EDMONTON, NOT ONLY IN RATE, BUT ALSO IN STABILITY. SINCE 2018, THE NON-RESIDENTIAL TAX RATE IN LEDUC COUNTY HAS FLUCTUATED WITHIN A RANGE OF LESS THAN ONE MILL, WHILE THE RATE IN EDMONTON HAS FLUCTUATED IN A RANGE OF NEARLY SEVEN MILLS.



CONTACT US

KEVIN HUGHES

Senior Vice President
+1 780 917 4634
kevin.hughes@cbre.com
*Lead Broker

GREGG MAIMANN

Senior Vice President
+1 780 917 4632
gregg.maimann@cbre.com
*Lead Broker

JORDAN ADAMS

Vice President
+1 780 917 4645
jordan.adams@cbre.com
*Lead Broker

BRAYLON KLEMCHUK

Vice President
+1 780 229 4687
braylon.klemchuk@cbre.com
*Lead Broker

TREVOR SCHMIDT

Vice President
+1 780 917 4641
trevor.schmidt@cbre.com

JAY OLMSTEAD

Sales Representative
+1 780 554 1191
jay.olmstead@cbre.com

JOHN ALLAN MCKAY

Associate
+1 780 915 5020
johnallan.mckay@cbre.com

LUCAS NEUMEYER

Associate
+1 780 850 2267
lucas.neumeyer@cbre.com



CBRE
VESTCOR

*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

www.cbre.ca