

# INVESTMENT SALE

Up to 194,085 Sq.Ft. (+/-)  
on 17.37 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
- Tenant occupied with a new 5 year lease in place

## GENETICS BUILDING

902 - 9th Avenue, Nisku, AB

**LIZOTTE**

AND ASSOCIATES REAL ESTATE INC

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## Property Highlights:

### Building Construction Nearly Complete:

- Building & leaseholds, completion estimated August 2022

### 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



### Excess Land & Yard:

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



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## Property Highlights:

### Current Use:

- Bioscience, general agriculture cultivation & laboratory
- Lifesciences

### Potential Uses:

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

### Strategic Location:

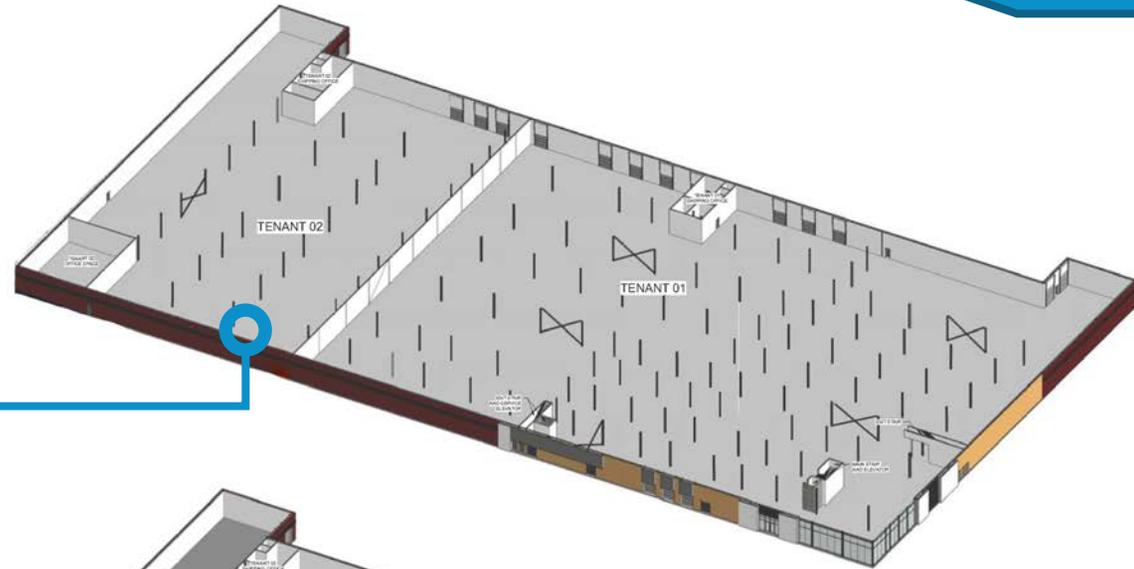
- Ideally located in the low tax rate district of Leduc County
- <5km to Edmonton International Airport
- 2km to Alberta's main north/south transportation corridor QE2



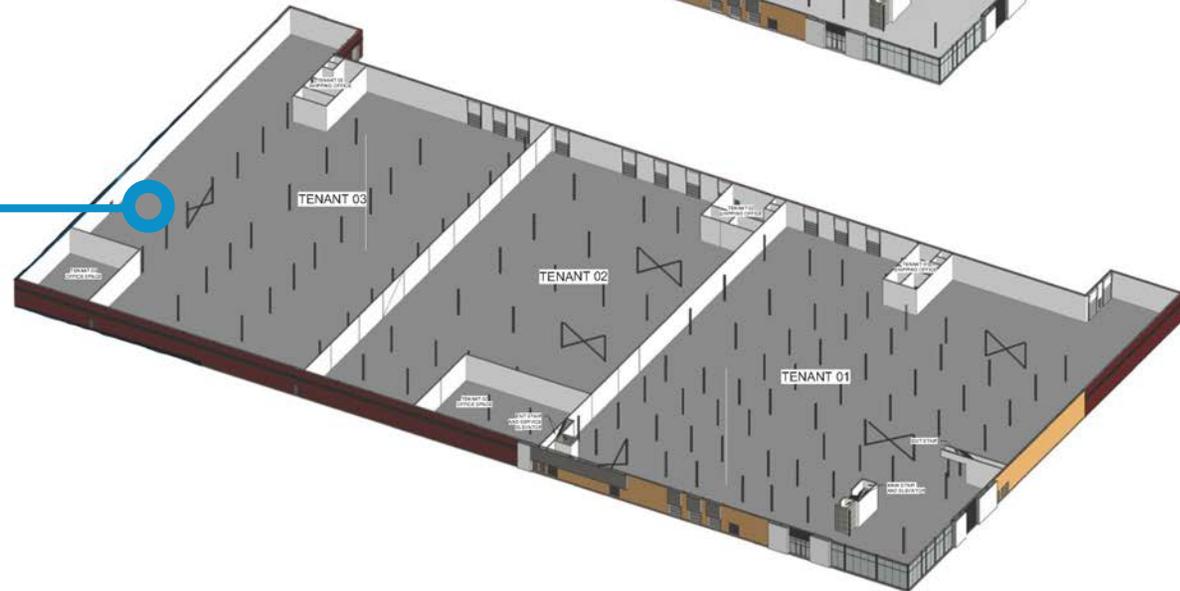


## Genetics: Building Configuration Future Options

**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



# INVESTMENT SALE

## 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:** 17.37 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 Listing Agent  
NDA Required



**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### Contact

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