



BORDER

BUSINESS PARK

Building M

FOR LEASE

115,000 SF TO 270,000 SF AVAILABLE

THE COMPETITIVE ADVANTAGE

1540 37TH AVENUE, NISKU, AB

LEED® GOLD Construction

Hopewell 

Colin Ludwig

Principal

+1 780 995 5404

colin.ludwig@avisonyoung.com

Rob Iwaschuk

Principal

+1 780 907 0554

rob.iwaschuk@avisonyoung.com

Thomas Ashcroft, SIOR

Principal

+1 780 990 5364

thomas.ashcroft@avisonyoung.com

**AVISON
YOUNG**



EXACTLY WHERE **YOU** NEED TO BE

- ACCESS
- LOWER TAXES
- MARKET LEADING RENTAL RATES
- LEED® GOLD & SOLAR ARRAY
- LABOUR FORCE
- TRANSPORTATION
- EV CHARGING STATIONS

Border Business Park offers significantly more favorable tax rates in Leduc County compared to Edmonton. For example, the projected tax savings for a 270,000-square-foot space are approximately \$2.44 per square foot per year. This translates to an estimated annual savings of \$657,956.

It's no surprise that major international companies like Amazon, along with thriving local businesses, have chosen to establish their operations here.

Developed by Hopewell Development, a trusted name in commercial real estate for nearly 30 years, Border Business Park exemplifies quality and innovation. Businesses across all industries rely on Hopewell for intelligent, tailored real estate solutions—making them one of North America's leading commercial developers.



SITE PLAN



BUILDING M

OFFERING SUMMARY

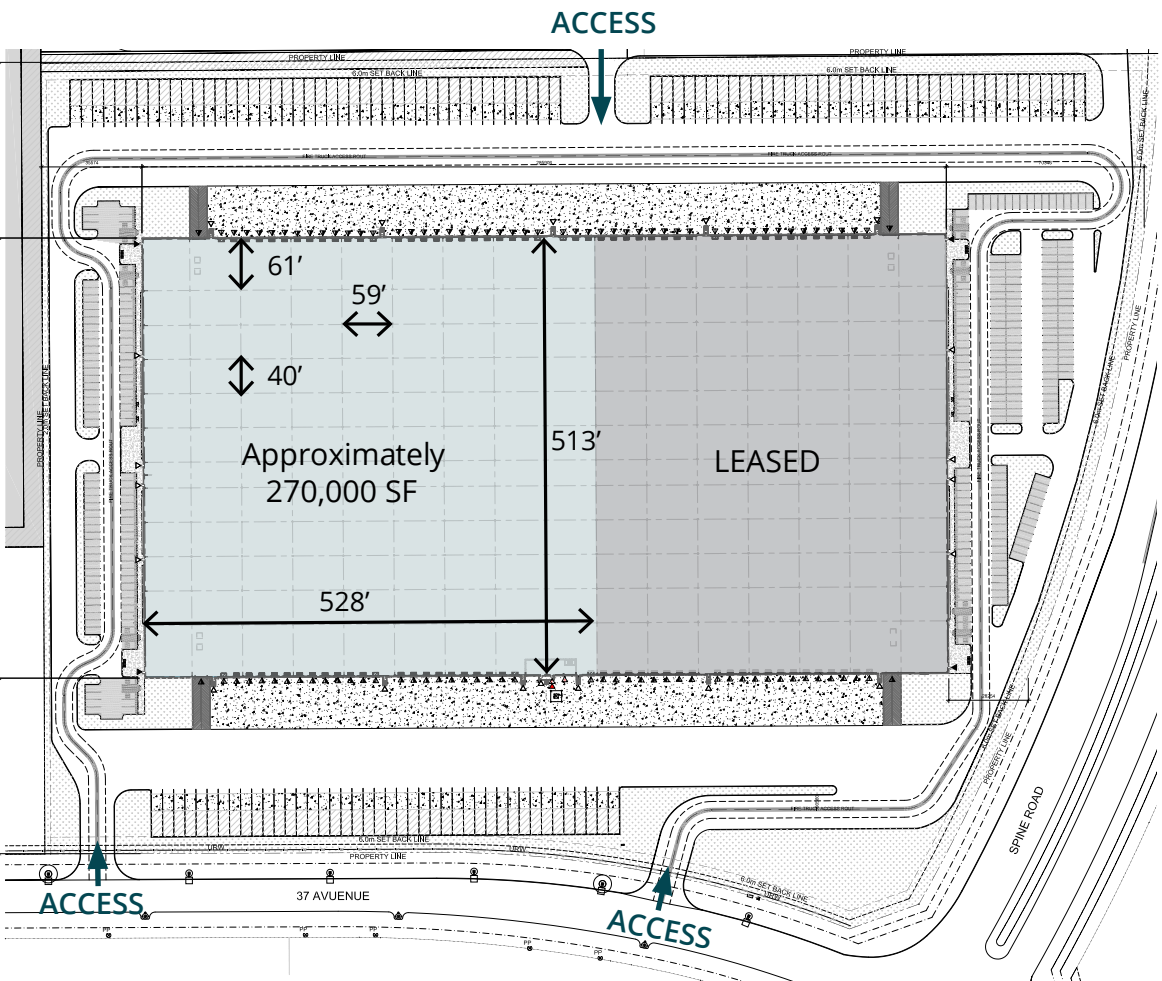
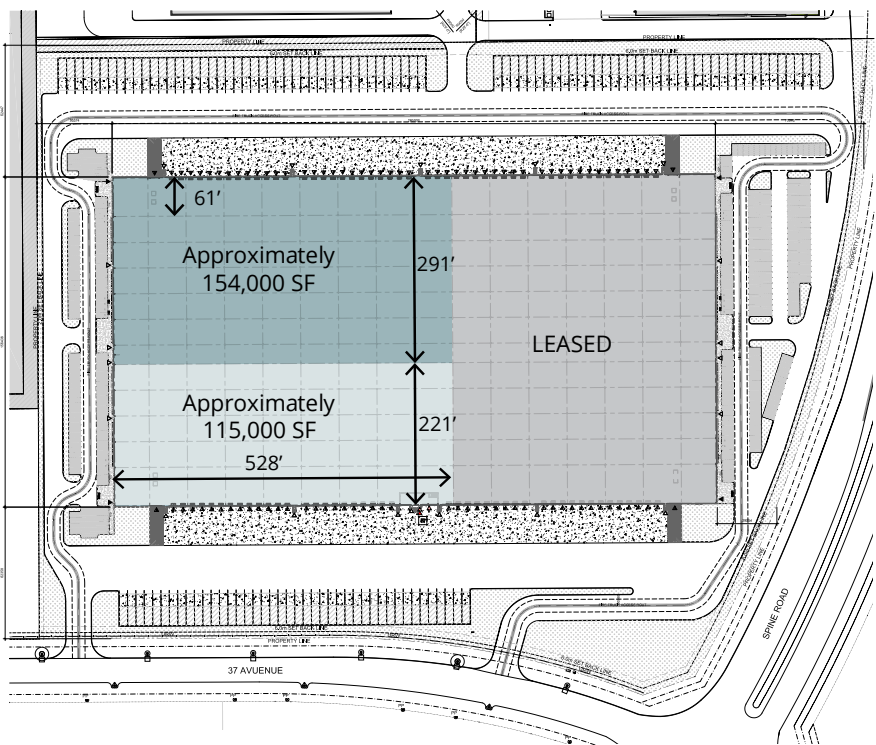
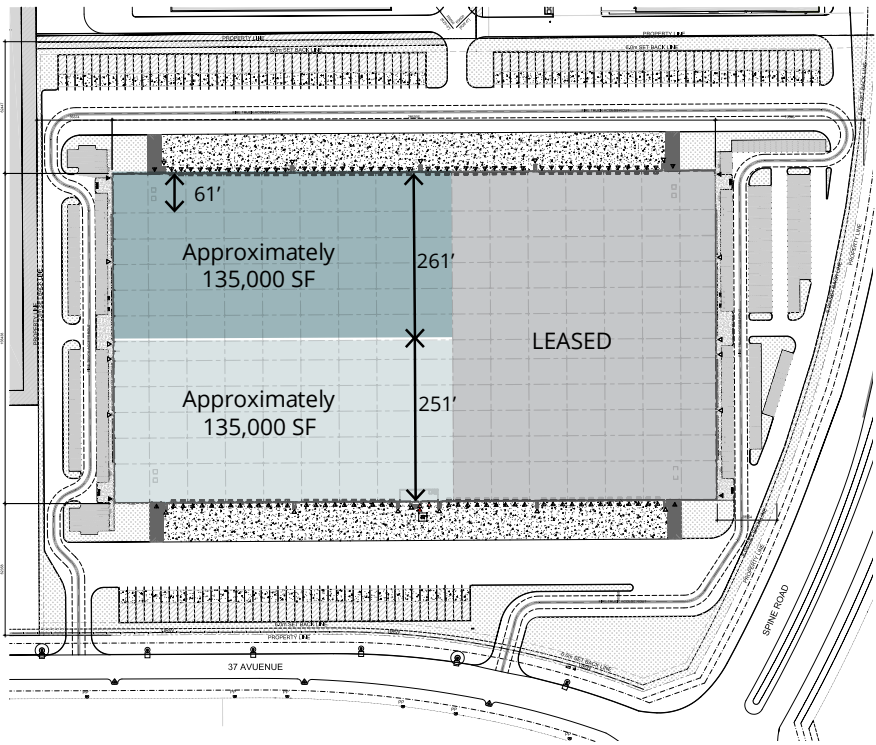
Address:	1540 37 Avenue, Nisku, AB
Available:	Up to 270,000 SF (Demise to 115,000 SF, 135,000 SF, 154,000 SF)
Building Depth:	513' building depth Demising options provide depths between 221' and 291'
Zoning:	IM - Medium Industrial
Loading:	(43) 9' x 10' dock loading with 40,000 lb hydraulic levellers at each door (6.25 dock doors per 1,000 SF) (2) 14' x 16' drive in doors with ramp
Ceiling:	40'
Electrical:	1200 amp 600 volt power
Op. Costs:	\$2.31 psf (2025) plus management fee
Lease Rate:	Market leading

HIGHLIGHTS

- 61' marshalling bay depth
- 86 trailer parking stalls
- 101 car parking stalls
- Ability to provide secured yard
- Built-to-suit office space
- LED lighting
- 8" warehouse floor slab
- Warehouse floor capable of 20,000 lb single leg racking load pending size of base plates
- Insulated with R 35 roof and R 25 walls
- Solar Array connection available

FLOOR PLAN | DEMISING OPTIONS

Multiple demising options available:
115,000 SF | 135,000 SF | 154,000 SF



BUILDING M IS DESIGNED TO BE LEED® GOLD Construction

As one of Canada’s largest and most dynamic commercial developers, Hopewell is committed to conducting our business activities in an environmentally conscious manner.

Hopewell’s Building M, pursuing LEED® Gold Certification, provides energy savings and environmental benefits.

As a LEED® GOLD certified building, Building M will use fewer resources, reduce waste and CO2 emissions, and maximize the health and productivity of tenants and occupants. The building’s reduced utility consumption will also result in substantial reductions in energy, water and maintenance costs, while addressing climate change, enhancing resilience, and supporting stewardship of valuable resources.

- Installation of Photovoltaics (PV) to produce affordable, sustainable energy with a combined production of 740,000 MW (megawatt) per year, the equivalent of approximately 1,300 solar panels
- Intelimeter advanced energy metering system with energy analysis software
- Electrical vehicle (EV) charging stations (2% of total parking stalls = 6 EV charging stations)
- Cambridge rooftop high-efficiency = heaters
- Use of building materials and furnishings such as paints, sealants, adhesives, and carpeting with low levels of VOCs (volatile organic compounds) and formaldehyde
- Green cleaning to reduce harmful chemical, biological, and particulate contaminant

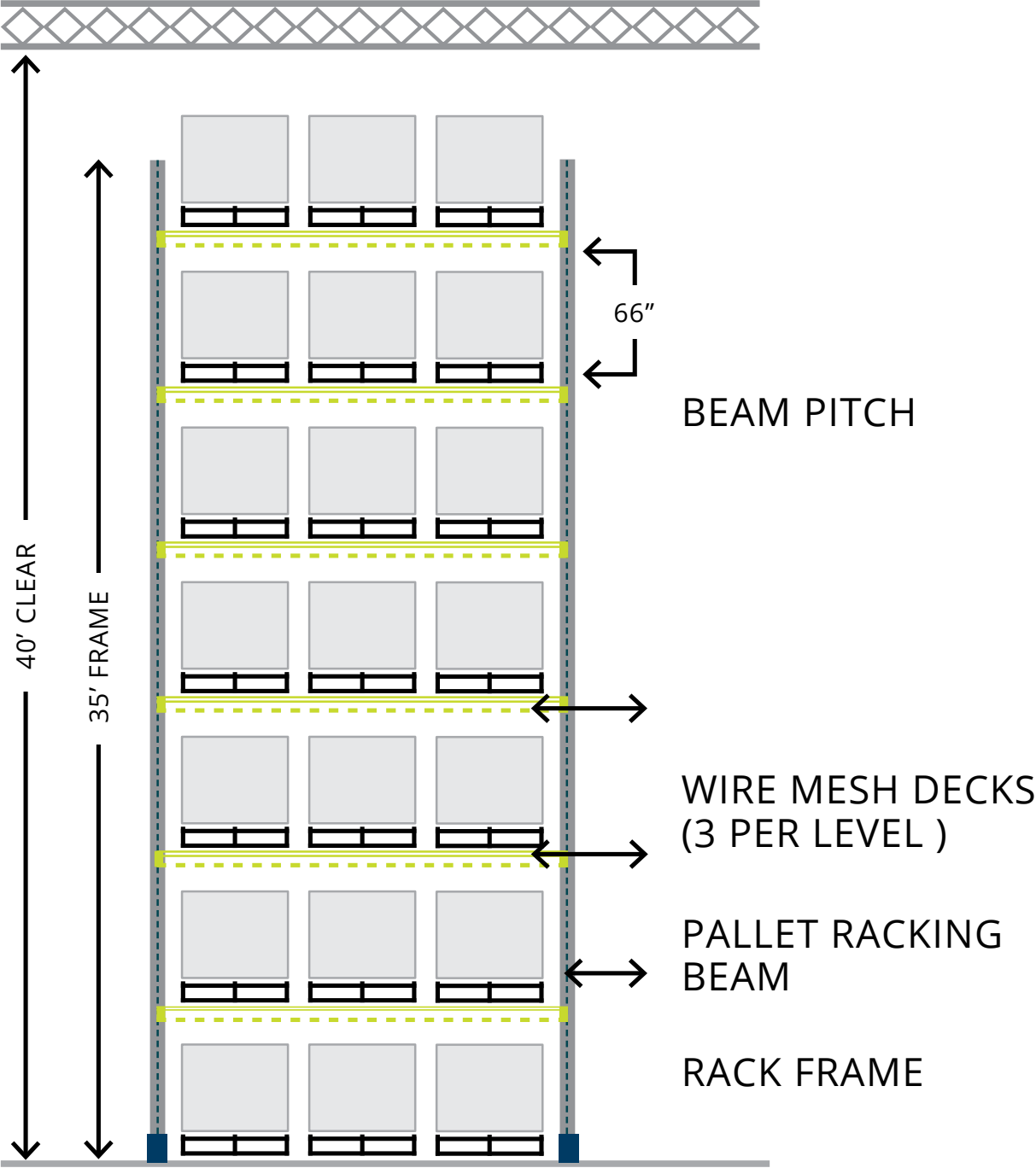
LEED® Gold certification, combined with the installation of a solar array, makes sustainability effortless at Border Business Park.

BUILDING M

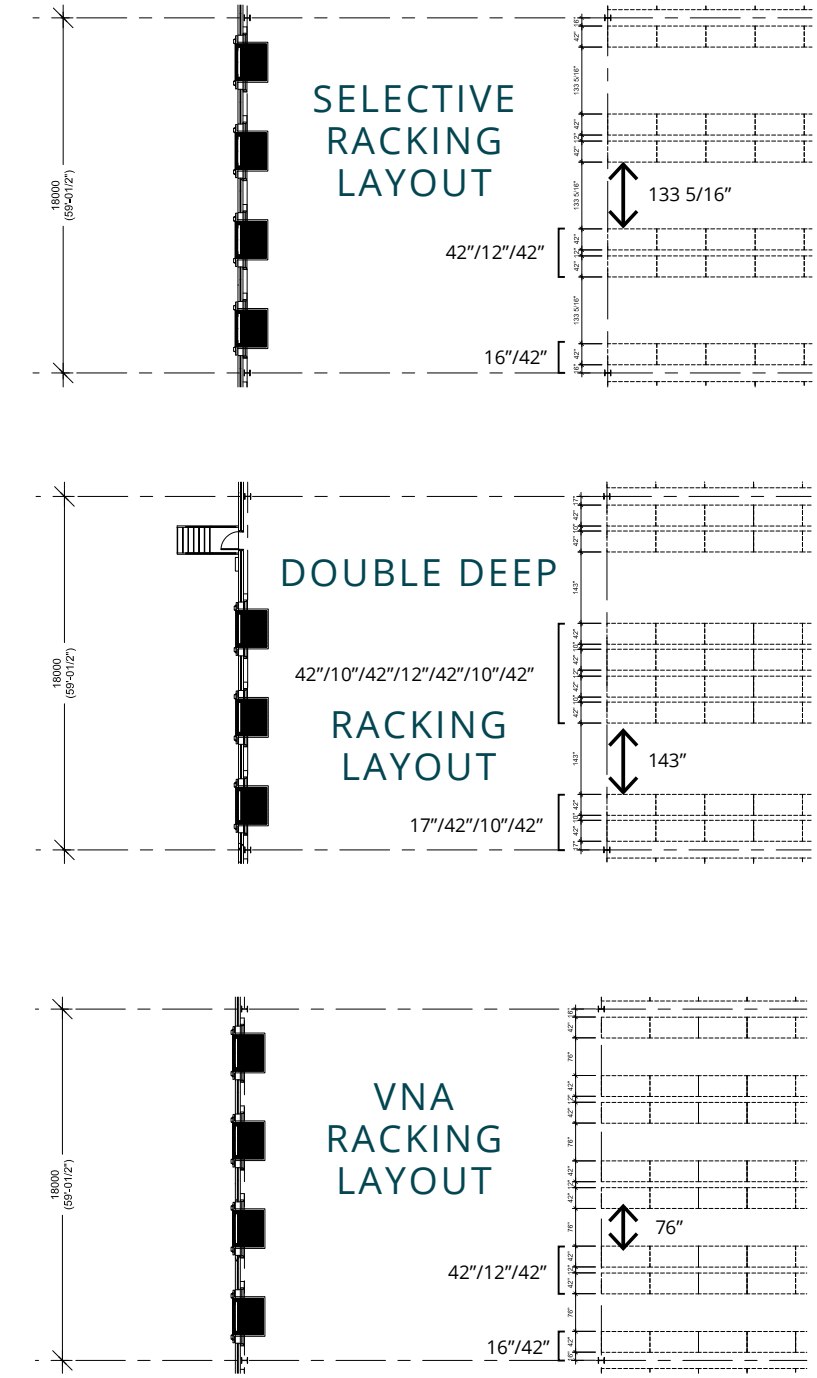
40' CLEAR HEIGHT

40' CLEAR VS. 32' CLEAR
40% storage capacity increase

40' CLEAR VS. 36' CLEAR
17% storage capacity increase



RACKING LAYOUTS
ON 59' WIDE BAY



BUILDING M

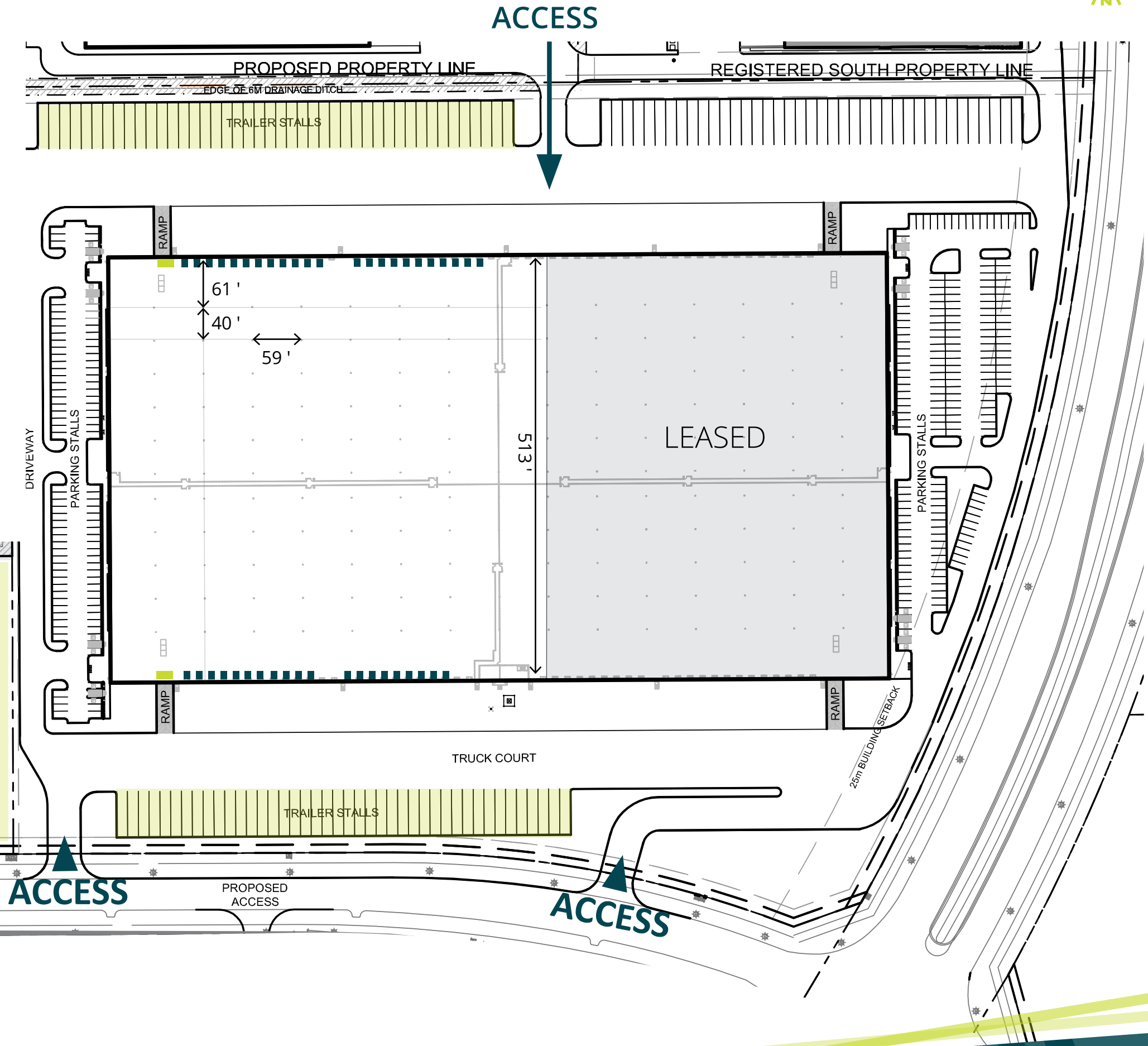
GIVE YOUR BUSINESS THE **COMPETITIVE** EDGE

- i

Permitting process and completion of any office improvements is rapidly accelerated in Nisku.
- i

Time to provide occupancy is significantly faster in Nisku with Hopewell.

- Trailer Parking
- 14'x16' Drive In Doors
- 9'x10' Dock Doors



LOCATION OVERVIEW

1540 37 AVENUE, NISKU, AB


DRIVE TIMES


CP Edmonton 41 Avenue Intermodal Terminal	3 mins
Anthony Henday Drive	6 mins
Yellowhead Trail/HWY 16	18 mins
CN Edmonton 184 Street Intermodal Terminal	26 mins
Downtown Edmonton	25 mins
Edmonton International Airport	11 mins


LABOUR FORCE


Within 10k	180,528
Within 5k	46,008
Within 3k	8,236


DEMOGRAPHICS (WITHIN 5K)

**76,919**
Population

**25,966**
Households

**19.3%**
Pop. change (2024 - 2029)

**\$141,978**
Average household income

**34.2**
Median age

SOUTH EDMONTON'S **FAST-GROWING RESIDENTIAL NEIGHBOURHOODS** AND SURROUNDING SHOPPING, DINING AND RECREATIONAL **AMENITIES ARE MINUTES AWAY**





BORDER
BUSINESS PARK

Let's
talk.

Colin Ludwig

Principal

+1 780 995 5404

colin.ludwig@avisonyoung.com

Rob Iwaschuk

Principal

+1 780 907 0554

rob.iwaschuk@avisonyoung.com

Thomas Ashcroft, SIOR

Principal

+1 780 990 5364

thomas.ashcroft@avisonyoung.com

[VIEW WEBSITE](#)

**AVISON
YOUNG**

Hopewell