

FOR SALE

LABORATORY & PROCESSING FACILITY

1202 8A Street, Nisku, AB



± \$6 MILLION IN BUILDING UPGRADES

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Adrian Ambrozuk
Associate Partner
780 733 6406
adrian.ambrozuk@cwedm.com

Zeshan Qureshi CPA, CA
Partner
780 238 4576
zeshan.qureshi@cwedm.com

Mark Bowman
Associate
780 702 4256
mark.bowman@cwedm.com

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THE OPPORTUNITY

Move-in ready, state of the Art Laboratory, Processing, and Pharmaceutical grade facility up to Health Canada Standards for Laboratory Users or companies in the Cannabis, Pharmaceutical, or Agricultural Industry.



± \$6 Million in building Upgrades



Meets Health Canada Requirements for medical marijuana production & European Union Good Manufacturing Practices (EU-GMP)



Temperate and humidity control (SCADA)



Level 9 Vault as required by Health Canada for Medical Marijuana Licensing



Security Monitoring system with control room



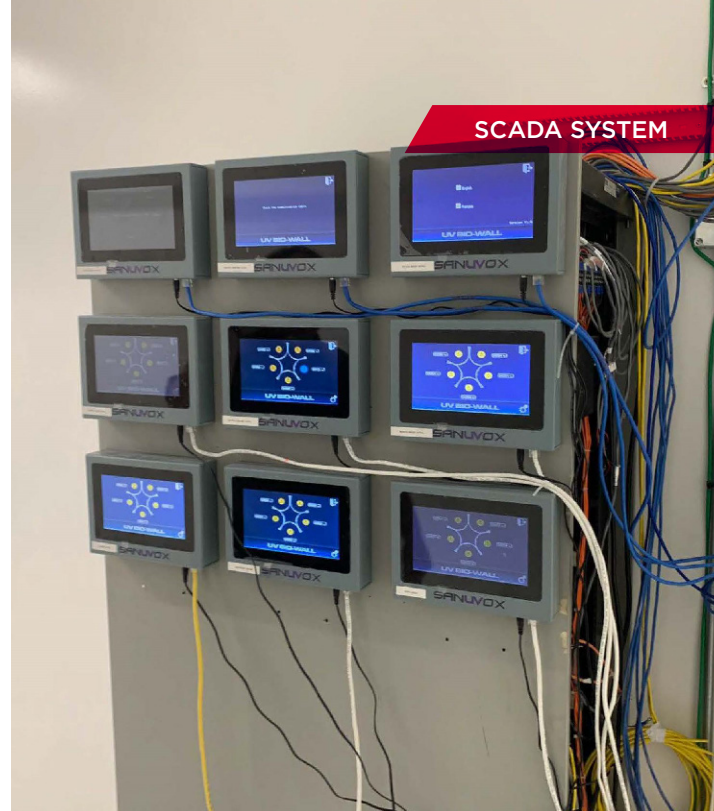
Back-up Generator



16 production chambers, drying room, cultivation lab, packaging room, preparation lab, and on site-water treatment plant



Extensive HVAC upgrades including chiller modules, filter, coaxial fan, chiller coil feed and CO2 injection valves



SCADA SYSTEM



AIR & CO2 EXCHANGE SYSTEM



WATER FILTRATION SYSTEM



PRODUCTION CHAMBER

PROPERTY DETAILS

MUNICIPAL ADDRESS

1202 8A Street, Nisku AB

LEGAL DESCRIPTION

Plan 7821344, Block 14, Lot 3

ZONING

IND - Industrial

SITE SIZE

1.26 Acres

SITE COVERAGE RATIO

37%

BUILDING AREA

4,948 SF - Main Floor Office

15,500 SF - Mezzanine

15,890 SF - Warehouse

36,388 SF - Total

POWER

1200 Amp, 600 Volt (TBC)

LOADING DOORS

(1) 18'x18' Grade

Two access points with
drive-around access

LIGHTING

LED

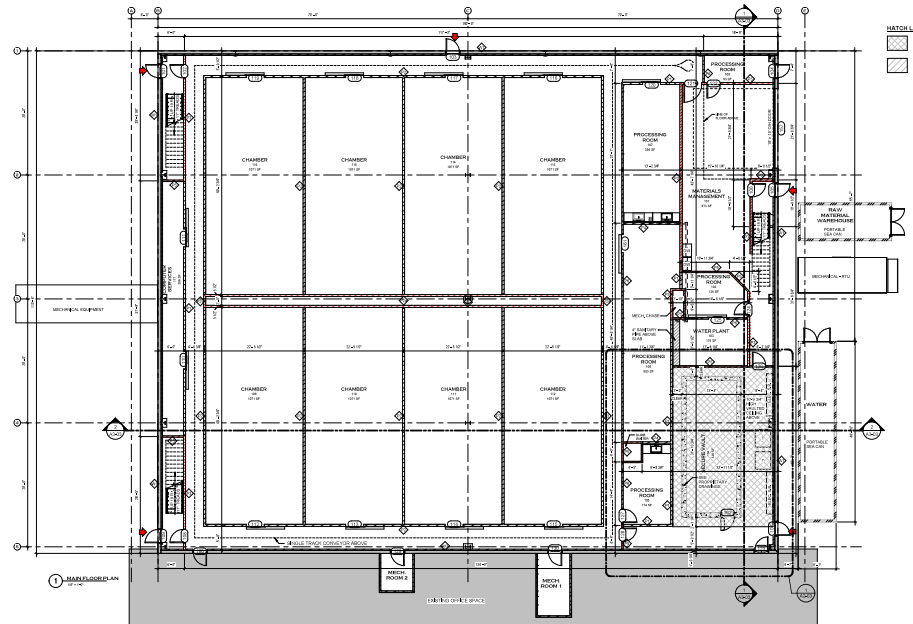
AVAILABILITY

Flexible

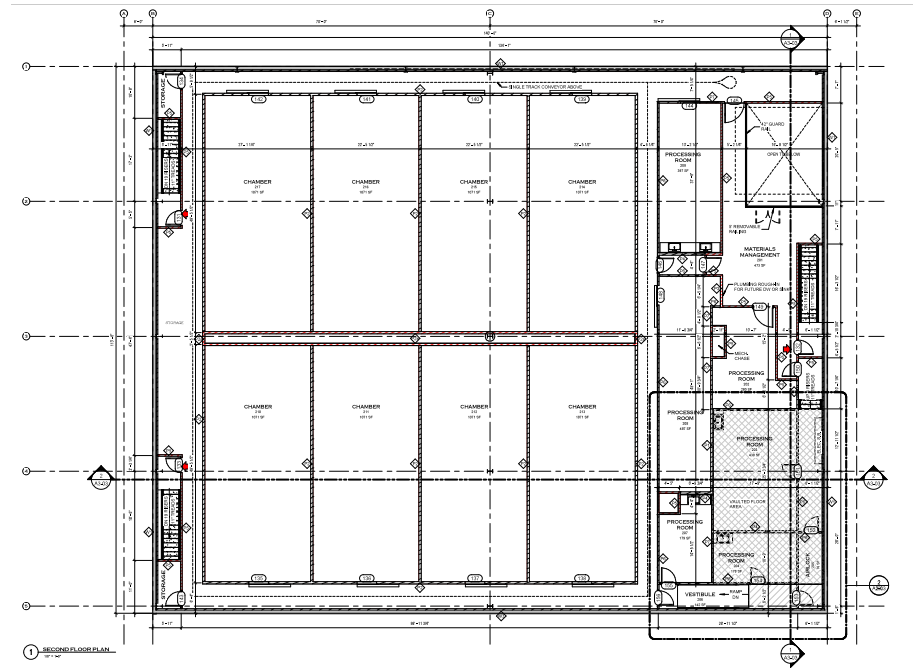
SALE PRICE

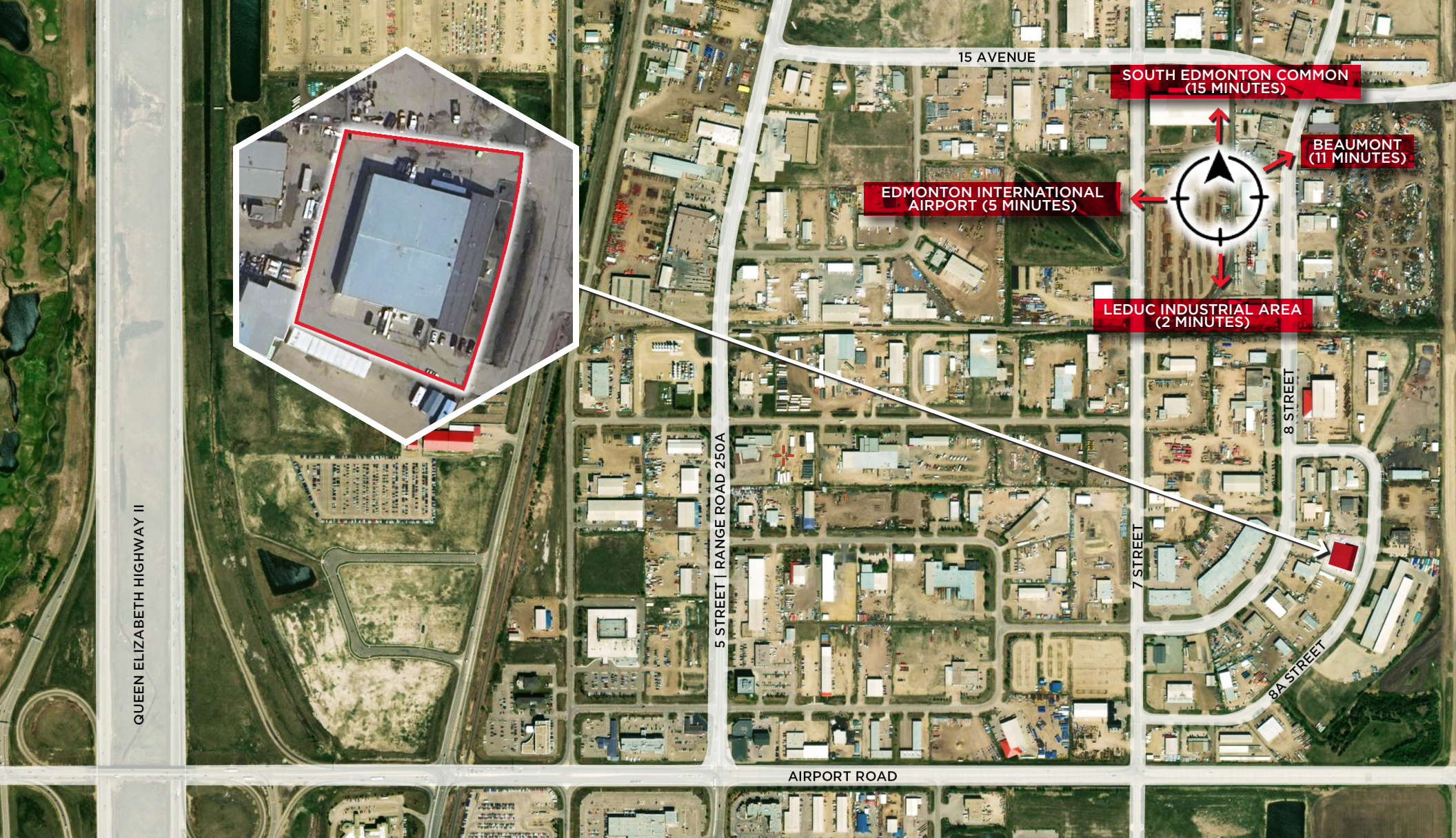
\$3,995,000.00

FLOOR PLAN | MAIN FLOOR



FLOOR PLAN | SECOND FLOOR





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