

**AVISON
YOUNG**

For lease

2305 - 9th Street, Nisku, AB

BLACKMUD CREEK

INDUSTRIAL ESTATES

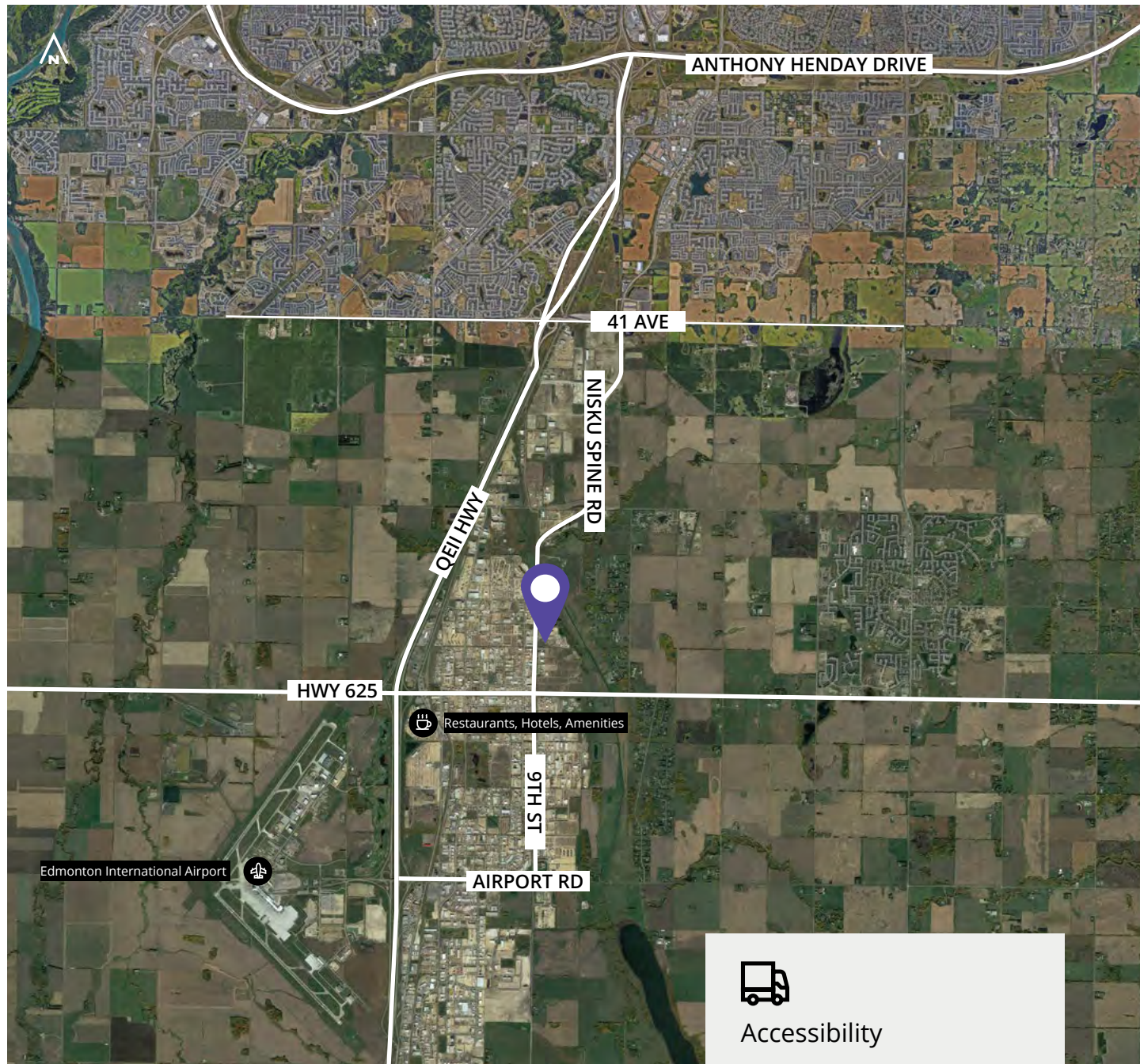


Building E
36,596 SF Available for Tenant Fixturing

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Location

📍 2305 9th Street, Nisku, AB

Blackmud Creek Industrial Estates is located within the north Nisku area, which serves as a significant distribution and manufacturing hub in the greater Edmonton region. It is positioned with direct frontage to the Nisku Spine Road, a prominent heavy/high load corridor, offering immediate connectivity to the QEII Highway and Anthony Henday Drive.

Being located within Leduc County provides Blackmud Creek Industrial Estates with the lowest property tax base in the area, which translates to significant annual savings for occupiers.



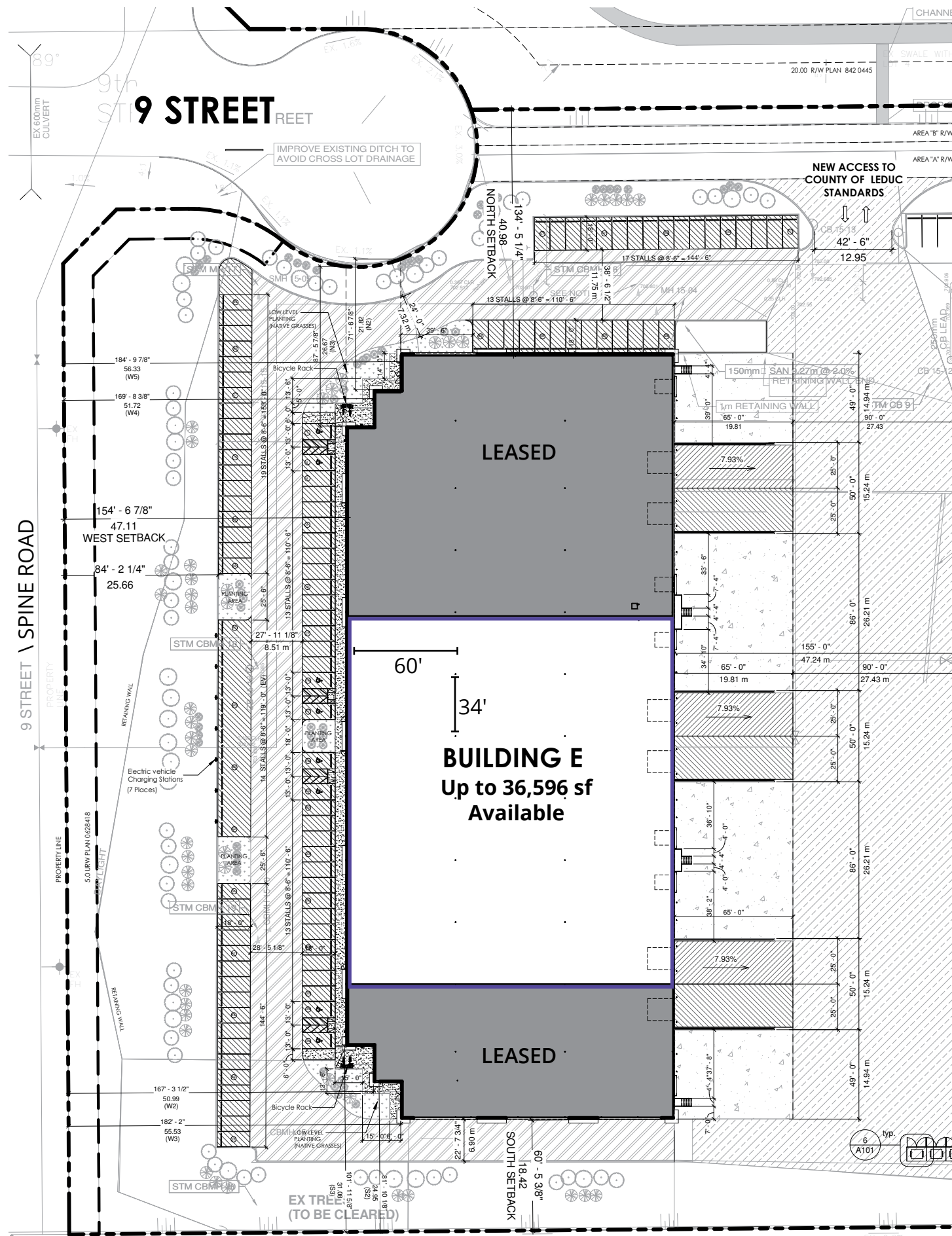
Accessibility

Easy access to major roads and highways ensures efficient movement of goods to and from the property, reducing transportation costs and delivery times.

Major thoroughfares

- | | |
|----|-------------------------------|
| 01 | Nisku Spine Road (9th Street) |
| 02 | QEII Highway |
| 03 | Highway 625 |
| 04 | 41 Avenue SW |
| 05 | Anthony Henday Drive |





Offering summary

Address:	2305 9th Street, Nisku, AB
Legal Description:	1621809, Block 1, Lot 8
Building Size:	±73,800 sf
Minimum Bay Size:	12,118 sf
Site Size:	±13.81 acres
Zoning:	Light Industrial
Click to view Leduc County Land Use Bylaw	

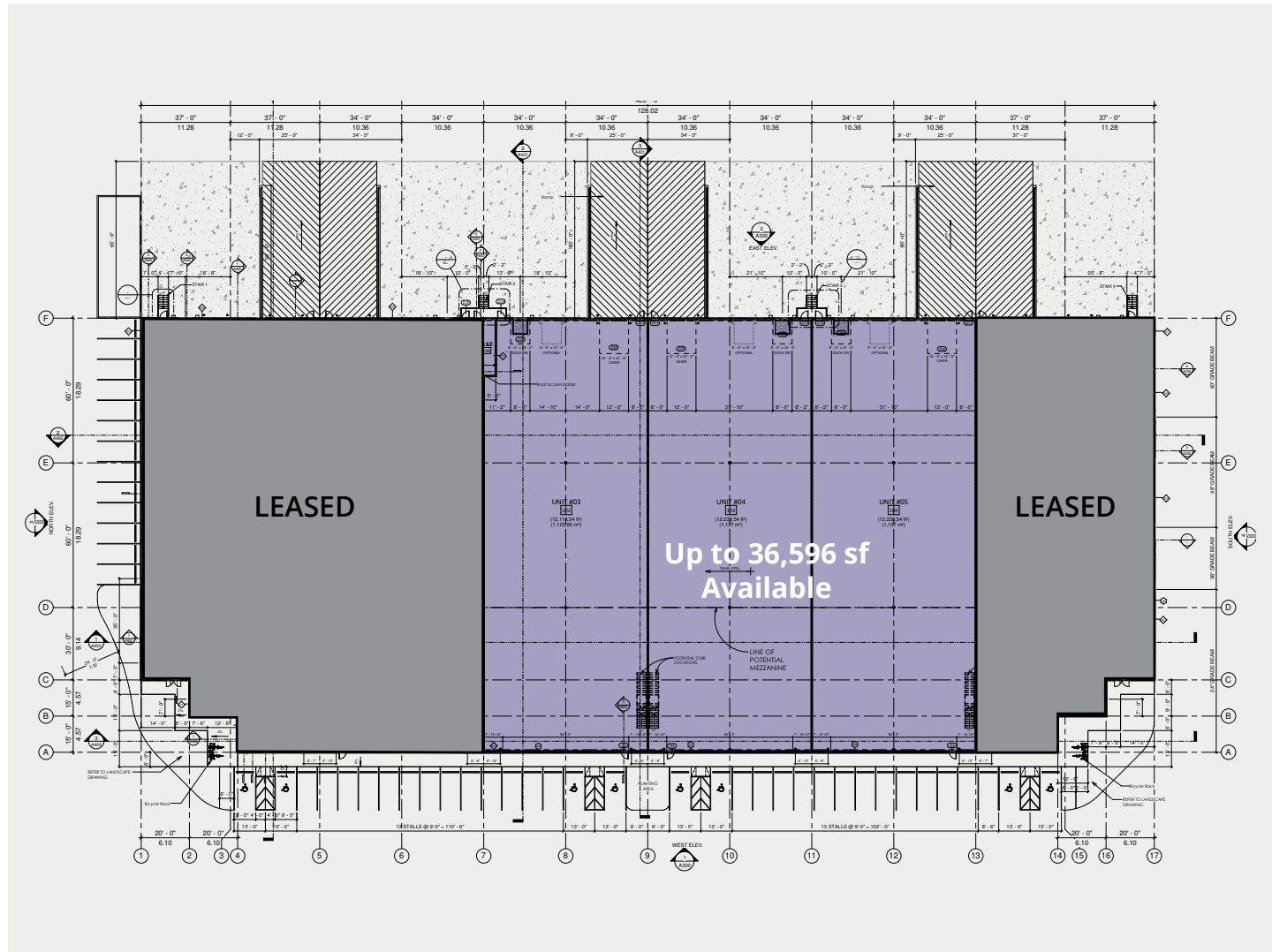
Building Details

Floor Slab:	6"
Column Grid:	34' x 60'
Ceiling Height:	28'
Lighting:	LED
Power:	225 amp 347/600 volt 3 phase 4 wire (per bay)
HVAC:	2 ton RTU per bay
Shop Heating:	Radiant tube
Loading:	(6) 12' x 14' overhead doors (6) dock level doors 8' x 10' (6) future dock level positions available
Loading dock levelers:	40,000 LBS
Communication:	Fibre Optic

Financials

Lease Rate:	From \$11.00 psf
Operating Costs: (Estimated)	\$2.75 psf





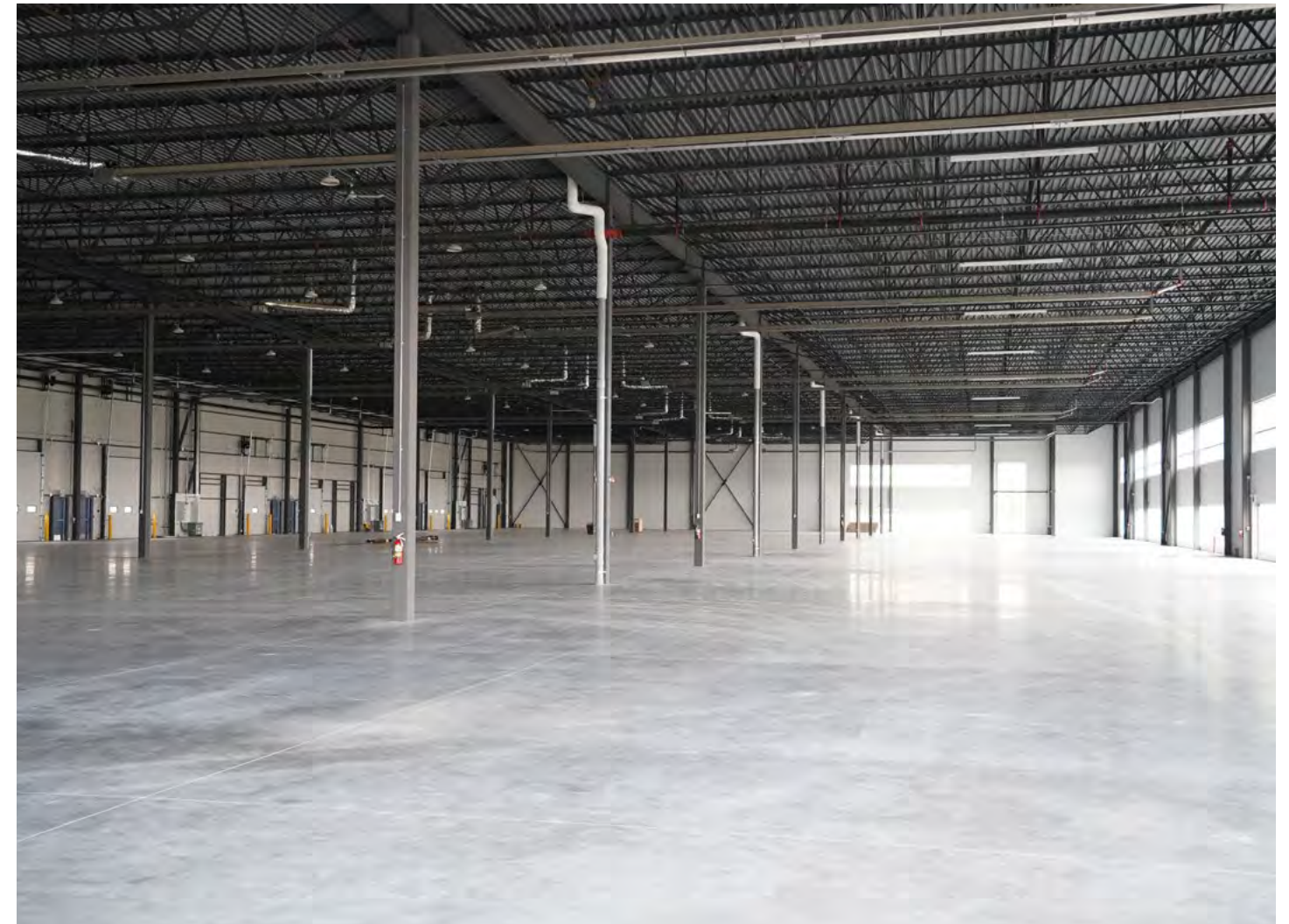
Additional details

2305 9th Street, Nisku, AB

- 65' concrete apron at rear of building
- 155' of marshalling area - back of building to fenced outdoor storage
- 2 stage floor sump in each bay
- R20 metal panel insulated walls
- Available office build out

Opportunity to accommodate single tenant or multiple users.

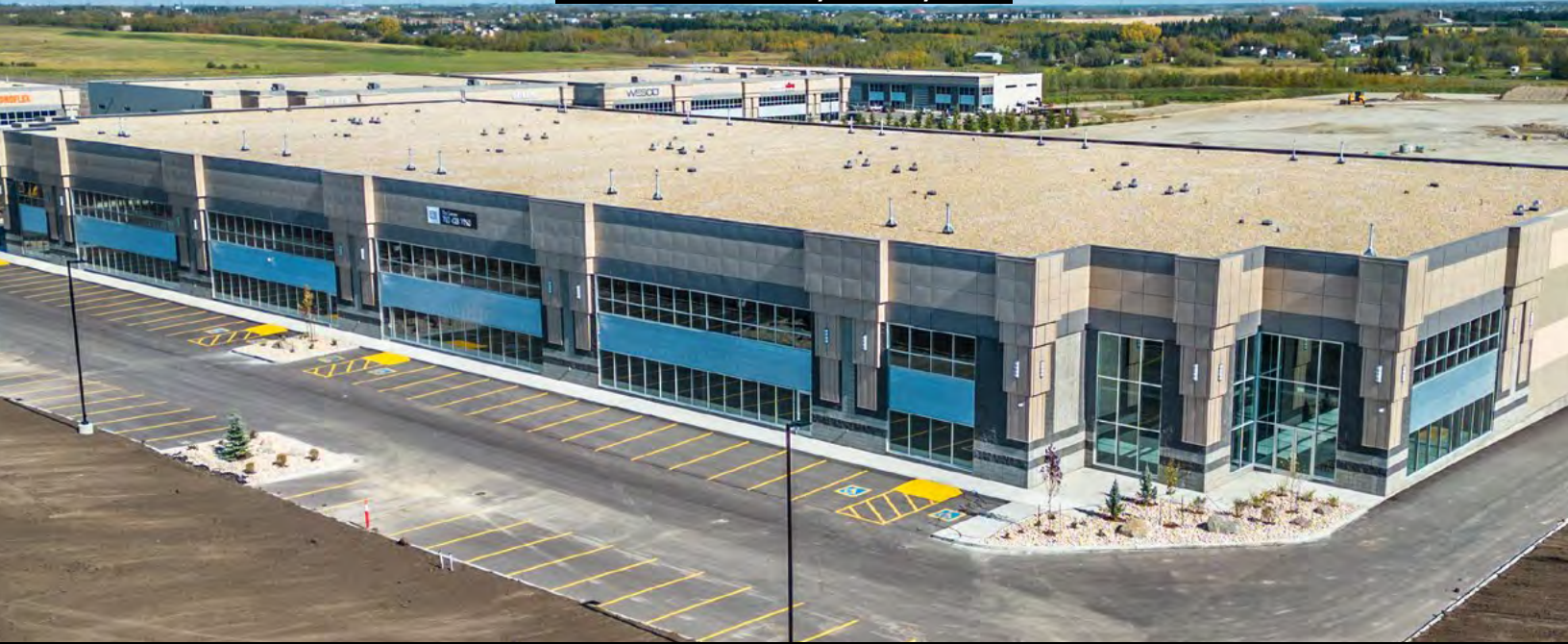
Build to suit options available.



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The leasing team

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