

# NISKU CAMPUS

2000 5<sup>TH</sup> STREET  
2002 5<sup>TH</sup> STREET  
2004 5<sup>TH</sup> STREET  
2001 4<sup>TH</sup> STREET  
NISKU, AB



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# OPPORTUNITY

Colliers is pleased to re-introduce the Nisku Campus in Leduc County for purchase.

- › Two legal parcels consisting of two office buildings, shop facilities, plus yard
- › Each parcel has Highway 625 frontage offering excellent exposure
- › Location benefits from low tax rate offered in Leduc County
- › Immediate access to Edmonton International Airport (EIA)
- › Excellent proximity to major transportation routes, including Highway 625, QE-II, Nisku Spine Road, Anthony Henday Ring Road, and high/heavy load transportation corridor



# EAST PARCEL



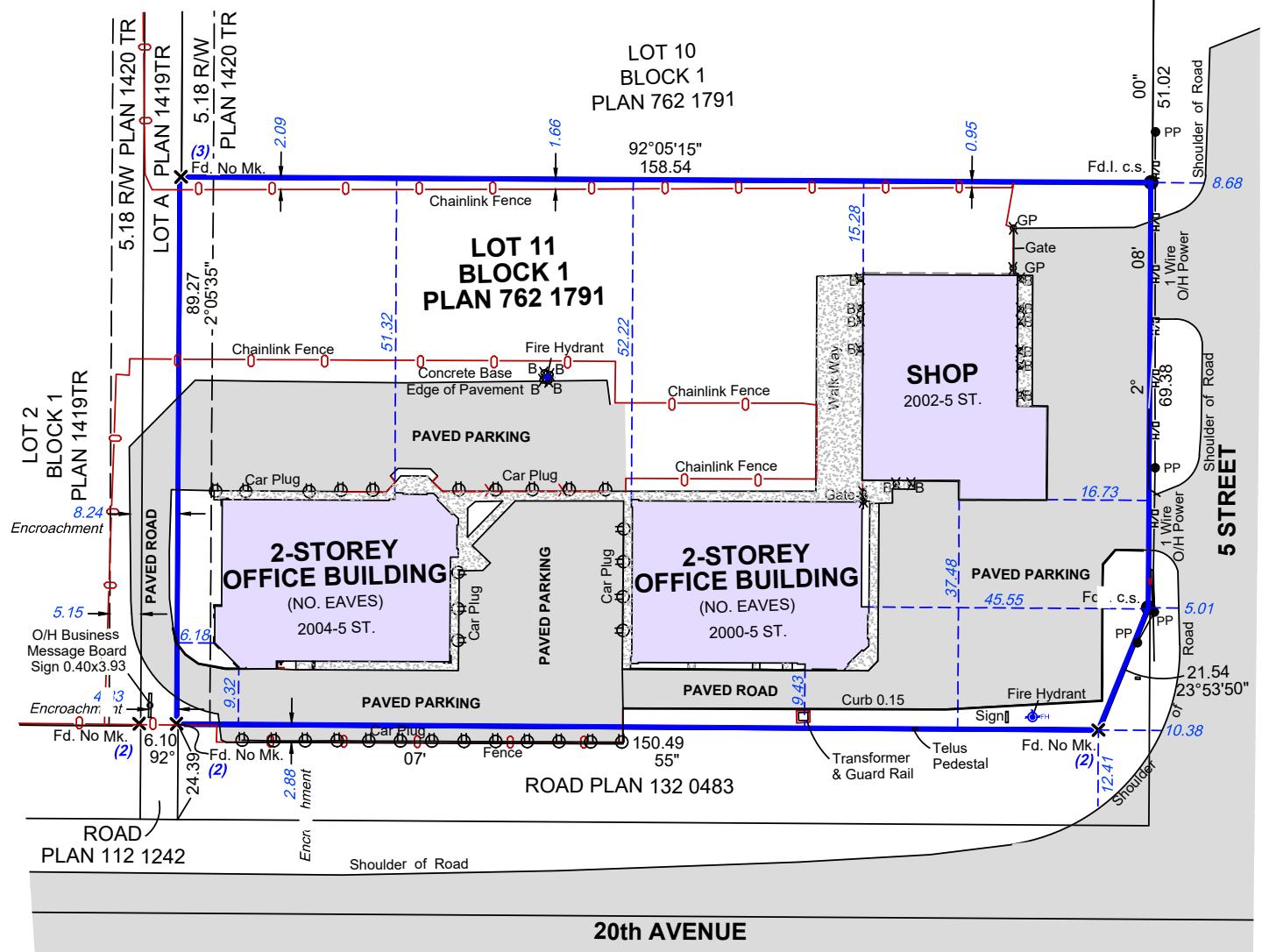
CAMPUS:	OFFICE BUILDING / WEST	OFFICE BUILDING / EAST	SHOP FACILITY
ADDRESS	2004 5 <sup>th</sup> Street, Nisku	2000 5 <sup>th</sup> Street, Nisku	2002 5 <sup>th</sup> Street, Nisku
LEGAL DESCRIPTION	Plan 7621792, Block 1, Lot 11		
ZONING	IND - Industrial		
LAND SIZE	3.46 Acres		
YEAR BUILT	2012	2002	1978 <sup>±</sup>
BUILDING SIZE	20,700 SF	20,700 SF	10,250 SF
POWER	800 Amp, 120/208 Volt**	800 Amp, 120/208 Volt**	400 Amp, 600 Volt**
HVAC	> Heating: Boiler > Cooling: Roof Mounted RTU's	> HVAC: Roof Top Mounted > Heating/Cooling: RTU's	> Office: Forced Air > Shop: Unit Heaters
CRANES	N/A	N/A	(1) 10-ton crane, (1) 7.5-ton crane
LOADING	N/A	N/A	6 Grade doors 16'x18' (3 drive-thru bays)
PARKING	130 Stalls (3+ Stalls per 1000 SF)		10 Stalls
SERVICES	Full municipal services		
FEATURES	> Institutional class construction > Mix of private offices / bullpen space > Multiple boardrooms / conference rooms > Fibre optics > Microphone system for video-conferencing > Office furnishings negotiable		> One drive-thru wash bay > Secure gravel/fenced yard > Drive thru bays > Paved employee parking
PROPERTY TAXES	\$102,731.54 (2024)		
AVAILABILITY	Immediately	Immediately	90 days notice

***East & West Parcel / Reduced Price: \$9 Million***

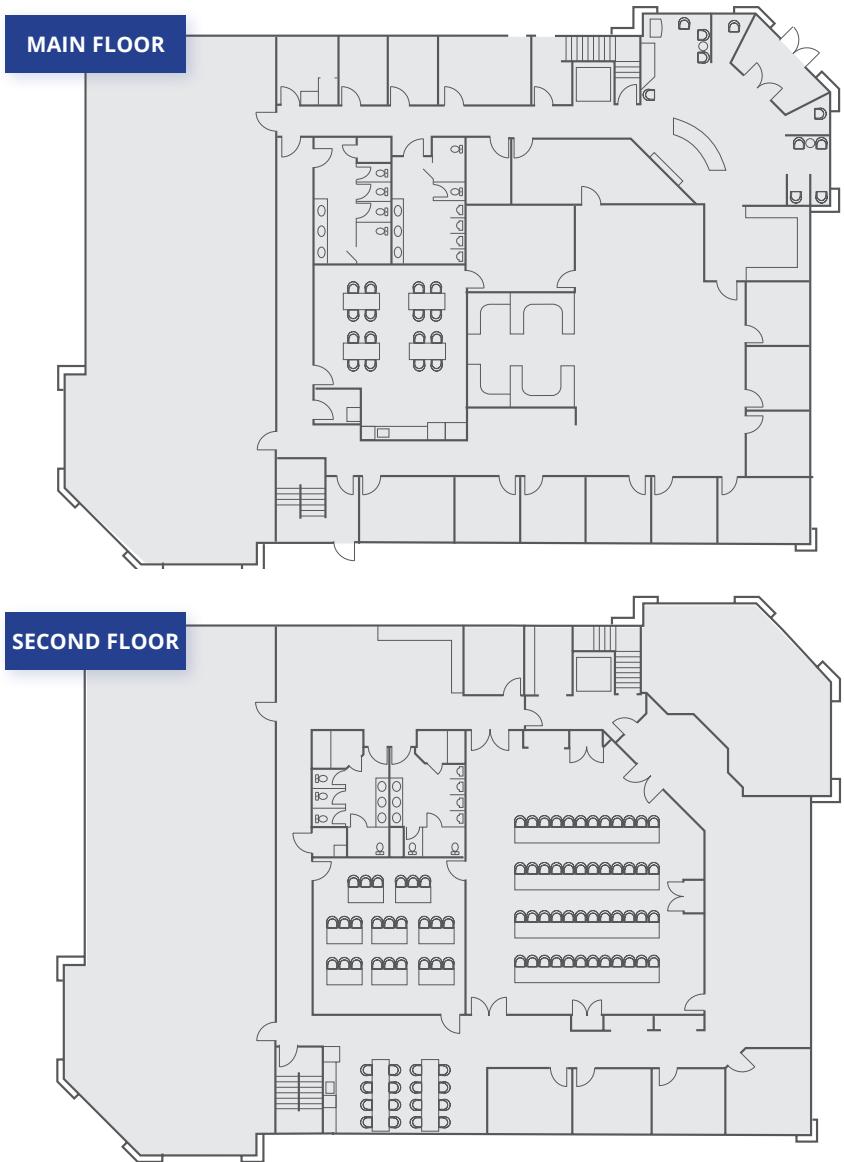
\*\*to be verified by tenant/purchaser

# EAST PARCEL // PLANS

## SITE PLAN (RPR)



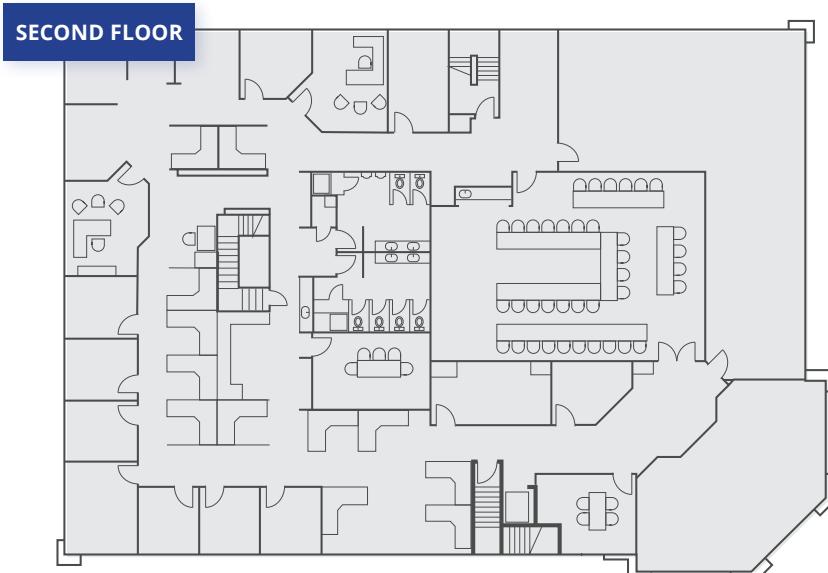
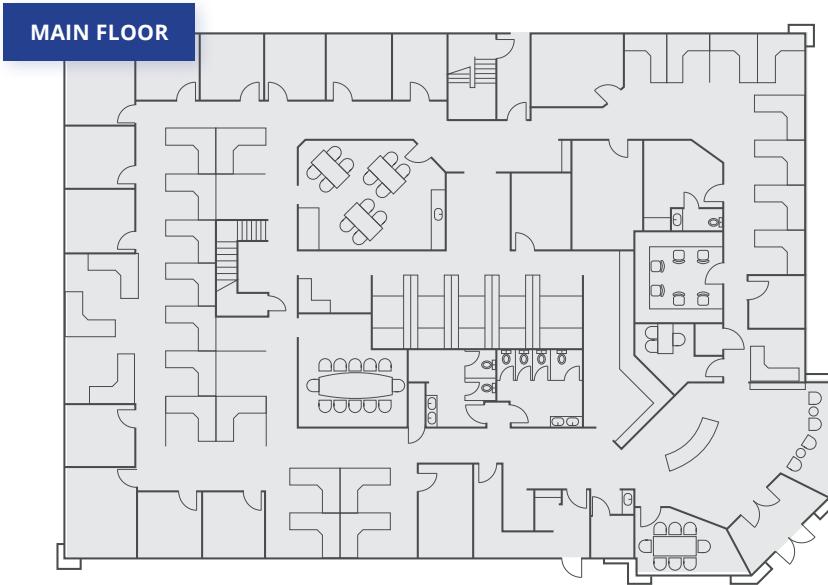
## WEST OFFICE BUILDING | 2004 5 Street



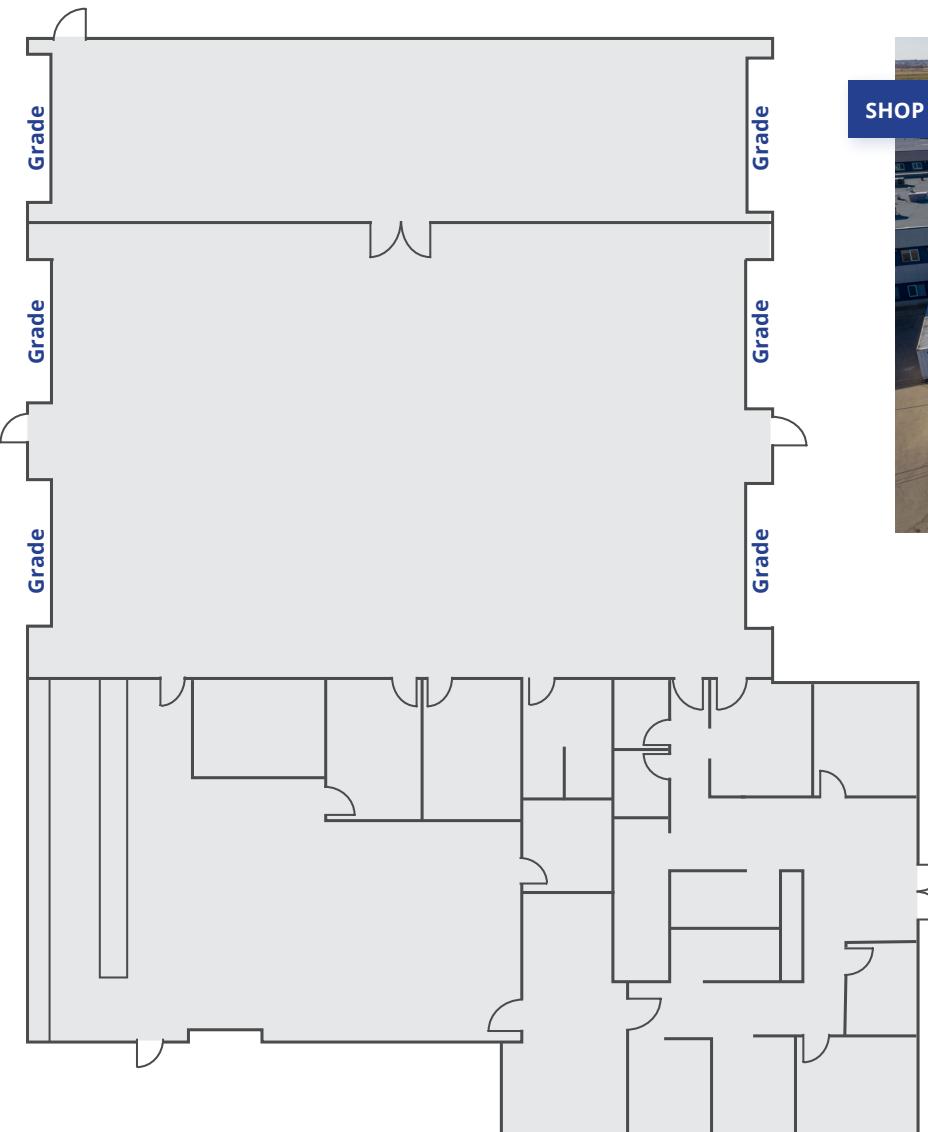
Floor plans are for illustration purposes only. Actual floor plan scale and layout may vary.

# EAST PARCEL // PLANS .. *CONTINUED*

EAST OFFICE BUILDING | 2000 5 Street



## SHOP FACILITY | 2002 5 Street



*Floor plans are for illustration purposes only. Actual floor plan scale and layout may vary.*

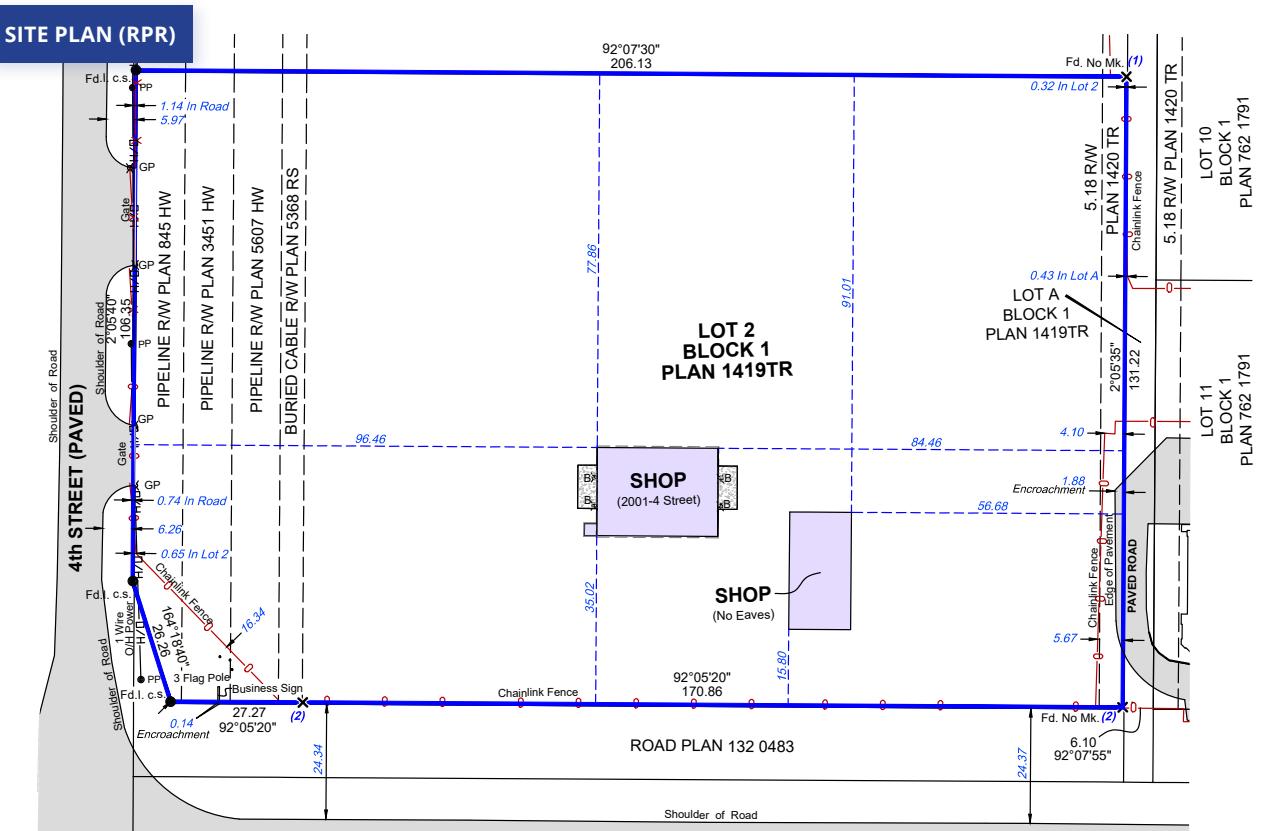
# WEST PARCEL



## FAB SHOP



## WEST PARCEL BUILDINGS



ADDRESS	2001 4 Street, Nisku
LEGAL DESCRIPTION	Plan 1419TR, Block 1, Lot 2
YEAR BUILT	1974 <sup>±</sup>
ZONING	IND - Industrial
BUILDING SIZE	5,000 SF
LAND SIZE	6.68 Acres
POWER	600 Amp, 120/208 Volt <i>(to be verified by purchaser)</i>
HVAC	Unit Heaters
CRANES	(1) 1.6 Ton Overhead crane
LOADING	(2) 18' x 20' Grade Doors (drive-thru)
PARKING	Ample
FEATURES	<ul style="list-style-type: none"> <li>&gt; Municipal water &amp; sanitary stubbed to lot</li> <li>&gt; Compacted gravel yard</li> <li>&gt; Two points of access/egress on 4<sup>th</sup> Street</li> </ul>
PROPERTY TAXES	\$39,983.39 (2024)
AVAILABILITY	90 days notice

# ***East & West Parcel: Reduced Price: \$9 Million***

# LOCATION SUMMARY

- Located in the Nisku Business park, the Nisku Campus provides excellent exposure along Highway 625 on both East and West parcels
- This location provides simple and quick access to major arterial roads and is only a couple of minutes away from the Queen Elizabeth II Highway.
- Join neighboring businesses such as PCL Industrial Constructors Inc., Moore Pipe, Dynaflex Pipe Technologies and Gemini Machine Works, and others

LOCATION	DRIVE TIME
QUEEN ELIZABETH II HIGHWAY	2 Minutes
EDMONTON INTERNATIONAL AIRPORT	6 Minutes
LEDUC	7 Minutes
EDMONTON	9 Minutes
RED DEER	1 Hour 17 Minutes
CALGARY	2 Hours 17 Minutes

## NEARBY AMENITIES

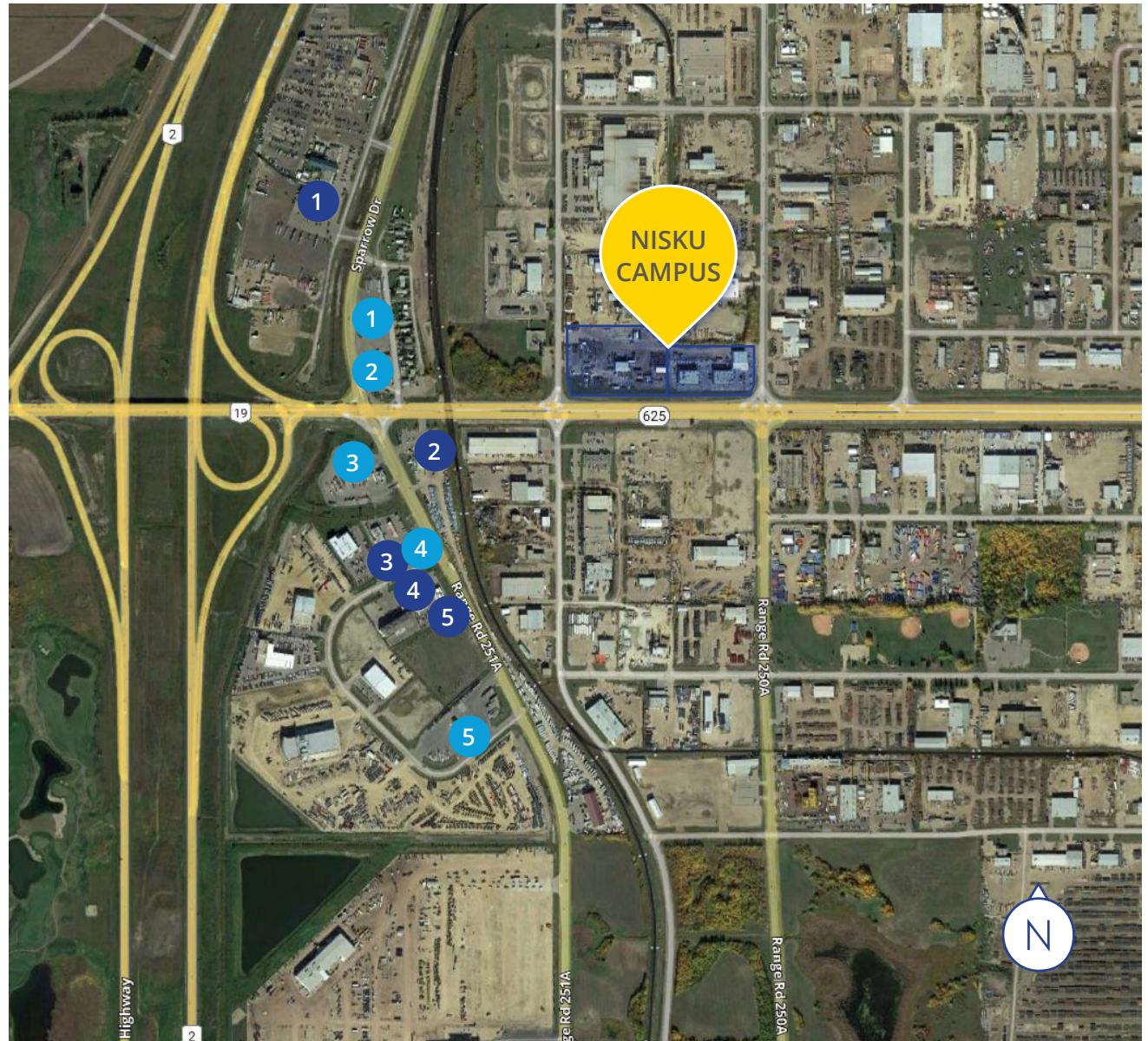
### Gas Stations:

- 1 Flying J Cardlock
- 2 Shell
- 3 Petro-Pass Truck Stop
- 4 Petro-Canada
- 5 Co-op Cardlock

### Food & Drink:

- 1 Blackjacks Roadhouse
- 2 McDonald's
- 3 A&W
- 4 Quiznos
- 5 Tim Horton's

# NEARBY AMENITIES MAP



# OPPORTUNITY PROCESS

The Nisku Campus is available for sale and all offers will be dealt with on a first come / first served basis. Please contact the undersigned at Colliers if you have any interest in a tour or for additional details of this exciting offering. Vacant possession can be provided immediately for the Office buildings; 90 days notice will be required for the shop facility on the east parcel & west parcel.

## CONTACT US FOR MORE INFORMATION:

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