

NEW DEVELOPMENT COMING SOON!

Q3 2026



FOR LEASE

SPINE ROAD III

3480 13 Street, Nisku, AB

PROPERTY HIGHLIGHTS

- Multiple demising options available
±6,500 - ±45,000 SF
- Two (2) site access points w/ ability to
drive around
- Large gravelled and secured yard
- Offices built-to-suit

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

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

Jack Norris
Associate
780 934 7110
jack.norris@cwedm.com

PROPERTY DETAILS

MUNICIPAL ADDRESS

3480 13 Street,
Nisku, AB

LEGAL DESCRIPTION

Plan 162 3101 Blk 1 Lot 8

ZONING

LI - Light Industrial

NEIGHBOURHOOD

QEII Business Park

BUILDING SIZE

±45,878

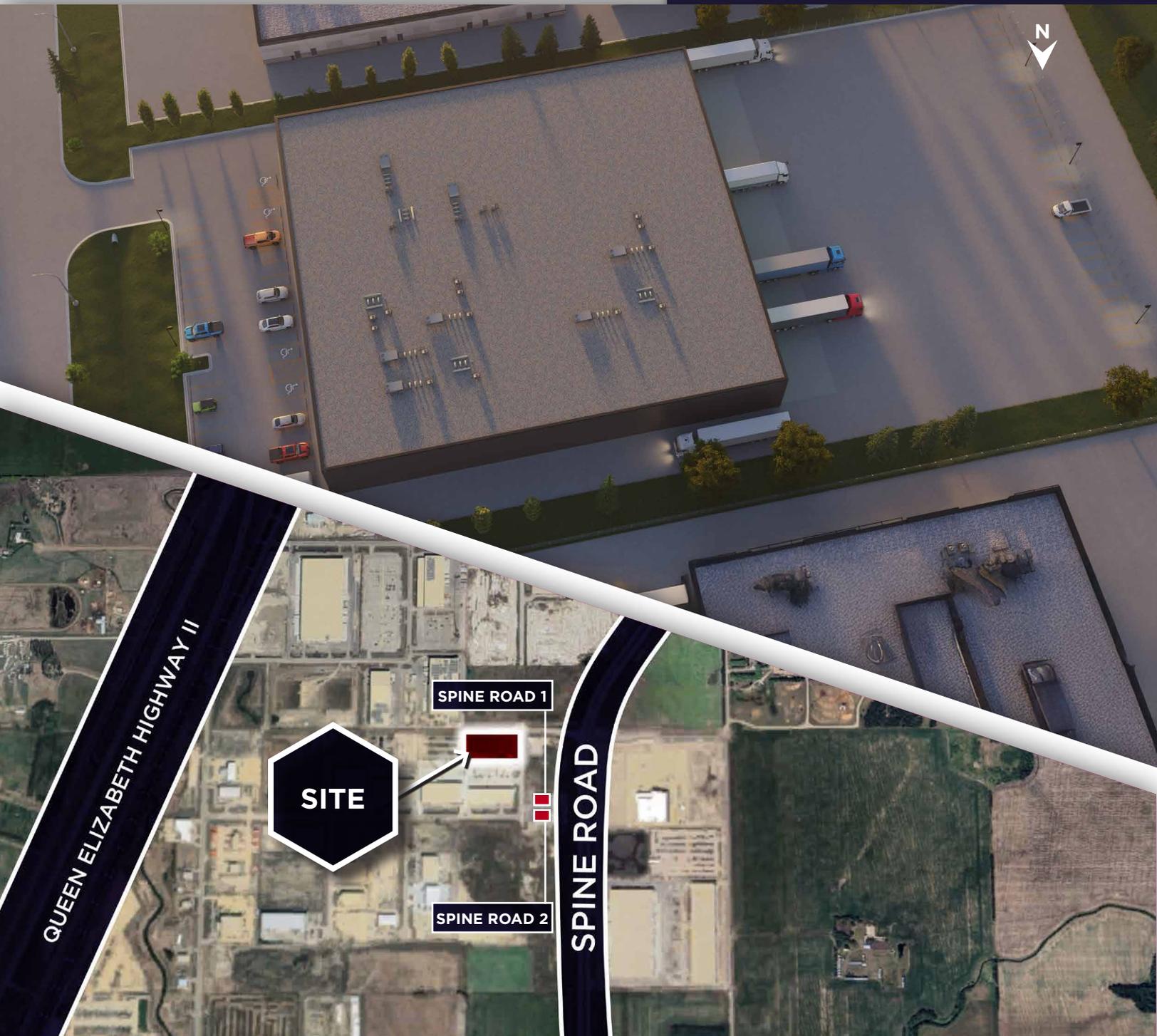
SITE SIZE

3.21 acres

AVAILABLE

Q3 2026

All renderings are conceptual and for illustrative purposes only.



BUILDING DETAILS

BAYS

(7) ±6,500 SF Bays - Multiple demising options available to ±45,878 SF

BUILD

Steel frame structure

LOADING

One 16'x16' OH Grade per bay

CLEAR HEIGHT

26'

ELECTRICAL

Main service - 800amp, 600V
3-phase 100amp-200amp,
600V per bay (TBC)

WAREHOUSE LIGHTING

High-efficiency LED throughout

HVAC

Gas fired unit heaters

SUMPS

One dual compartment sump per bay

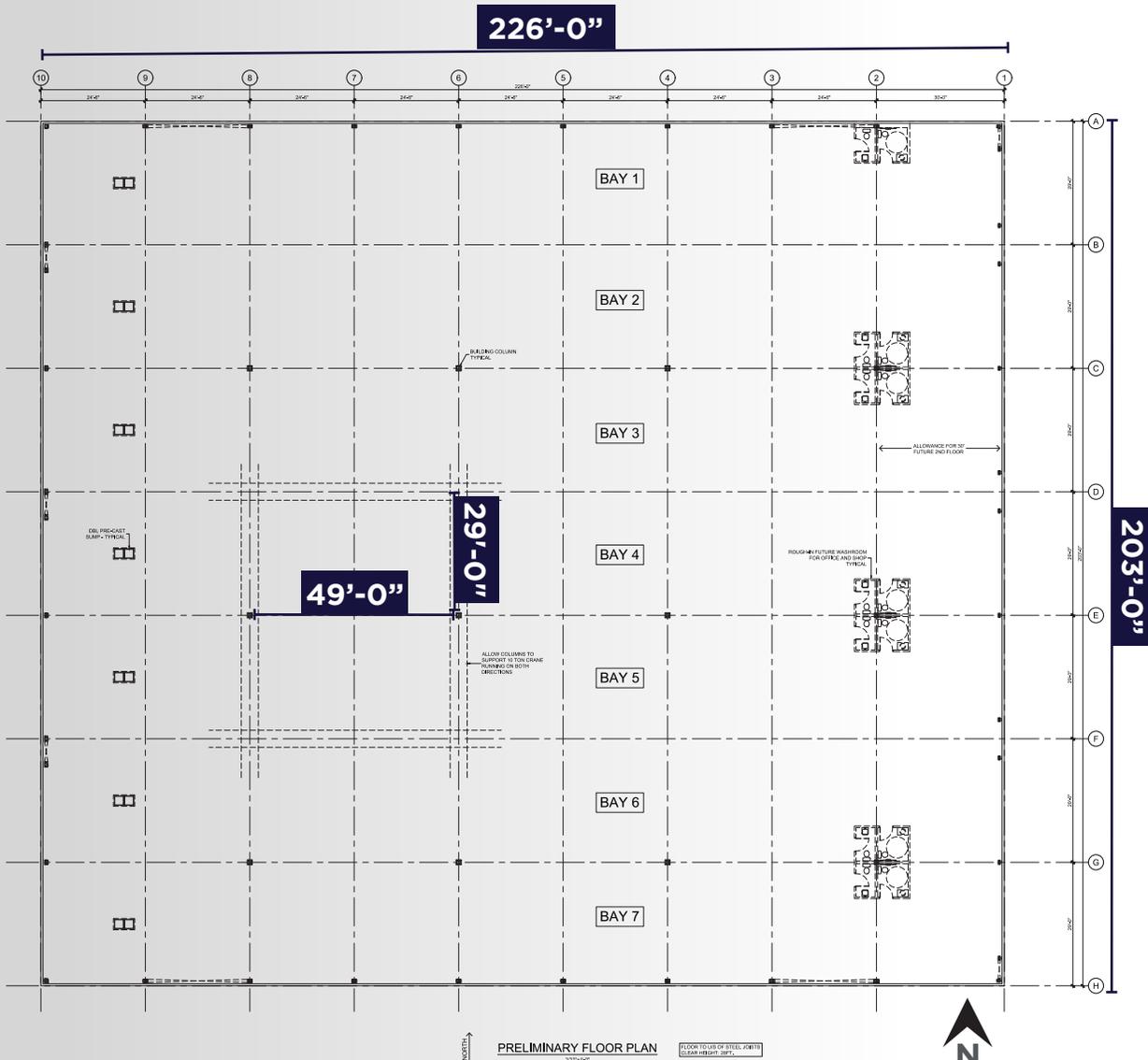
RATE

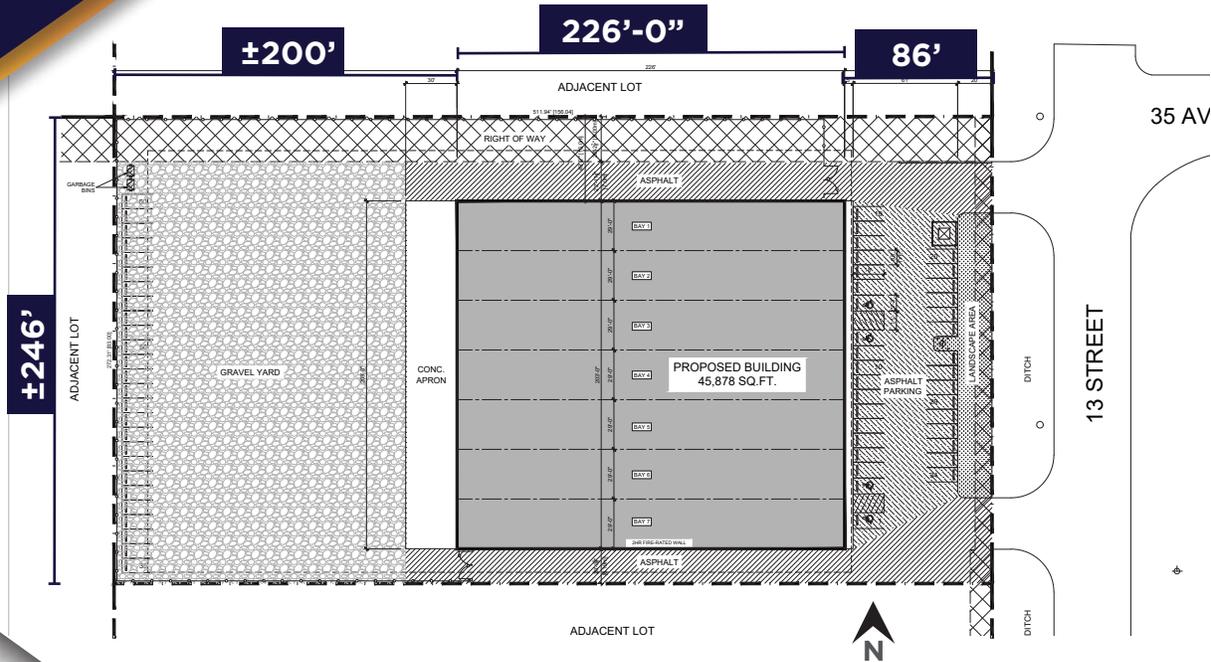
Market

OP COSTS

TBC

FLOOR PLAN





DEMOGRAPHICS



POPULATION

1km	3km	5km
52	8,276	63,310



HOUSEHOLDS

1km	3km	5km
20	2,426	20,783



AVERAGE INCOME

1km	3km	5km
\$210,872	\$158,953	\$151,045



VEHICLES PER DAY

±94,280 Vehicles Per Day on Highway 2 (2023)

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

Jack Norris
Associate
780 934 7110
jack.norris@cwedm.com

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. December, 2025