

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,
Edmonton, AB

LEGAL DESCRIPTION
Plan 162 3101 Blk 1 Lot 8

ZONING
LI - Light Industrial

NEIGHBOURHOOD
QEII Business Park

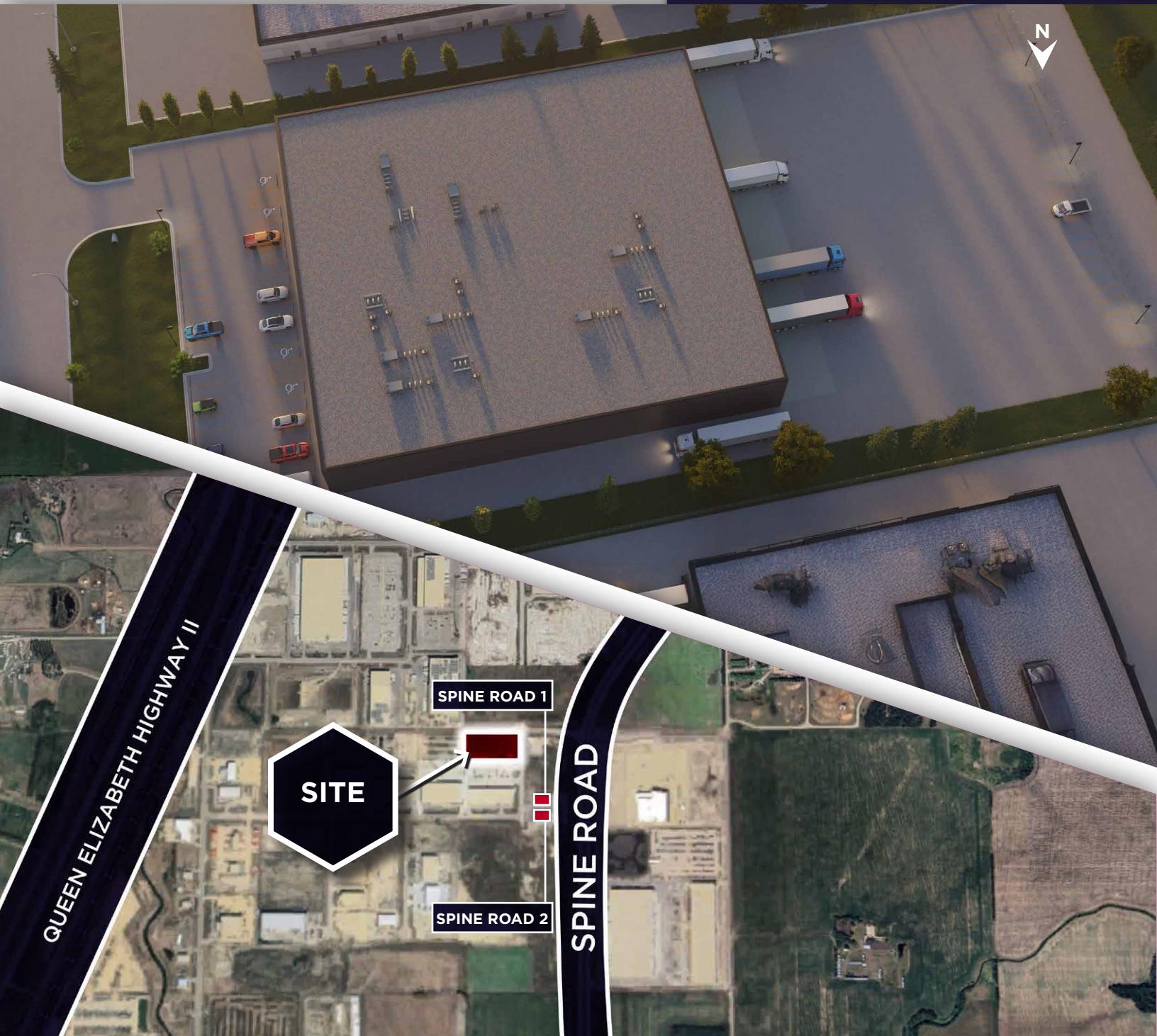
BUILDING SIZE
±45,878

SITE SIZE
3.21 acres

AVAILABLE

Q3 2026

All renderings are conceptual and for illustrative purposes only.



BUILDING DETAILS

BAYS

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

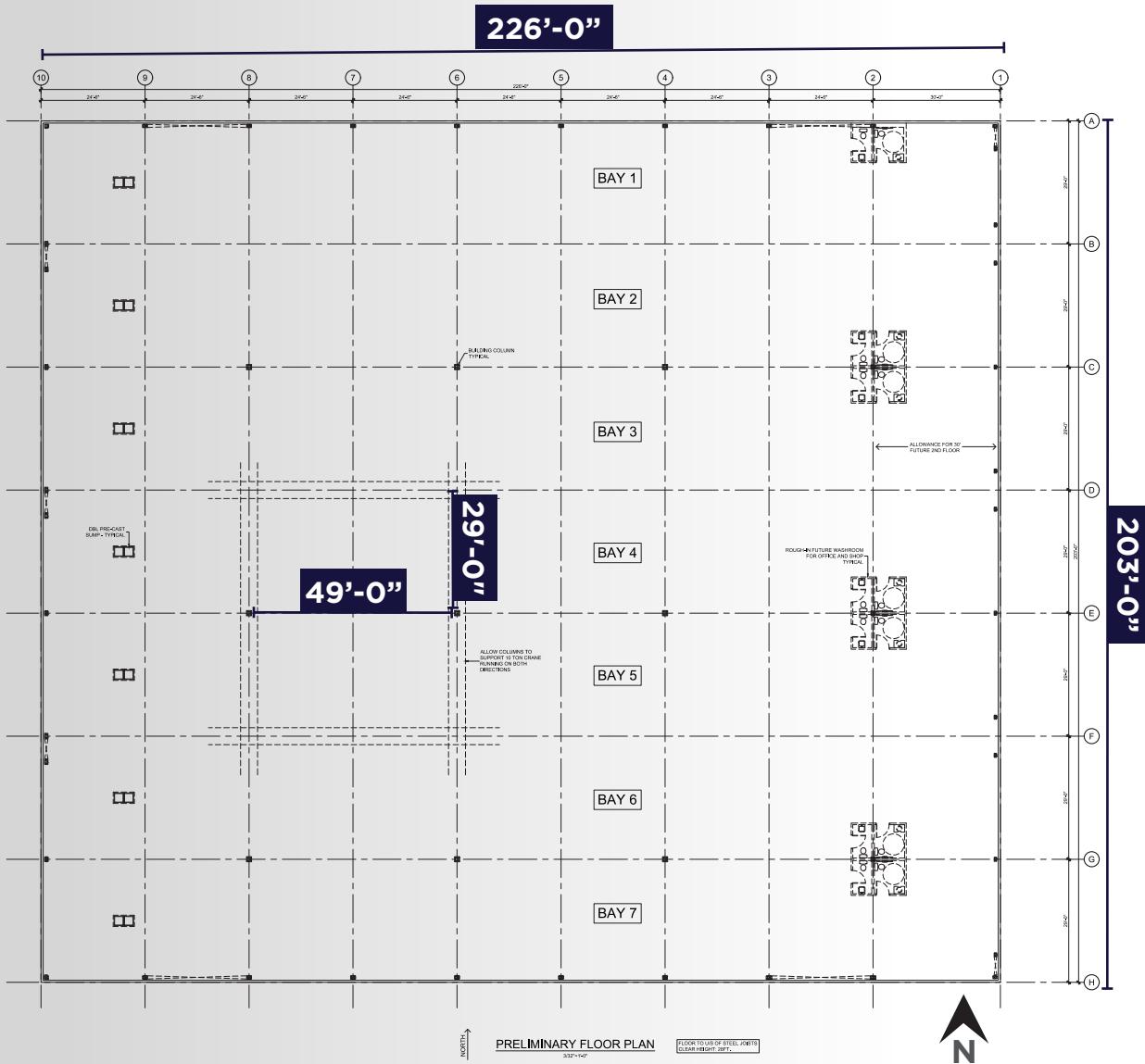
RATE

Market

OP COSTS

TBC

FLOOR PLAN

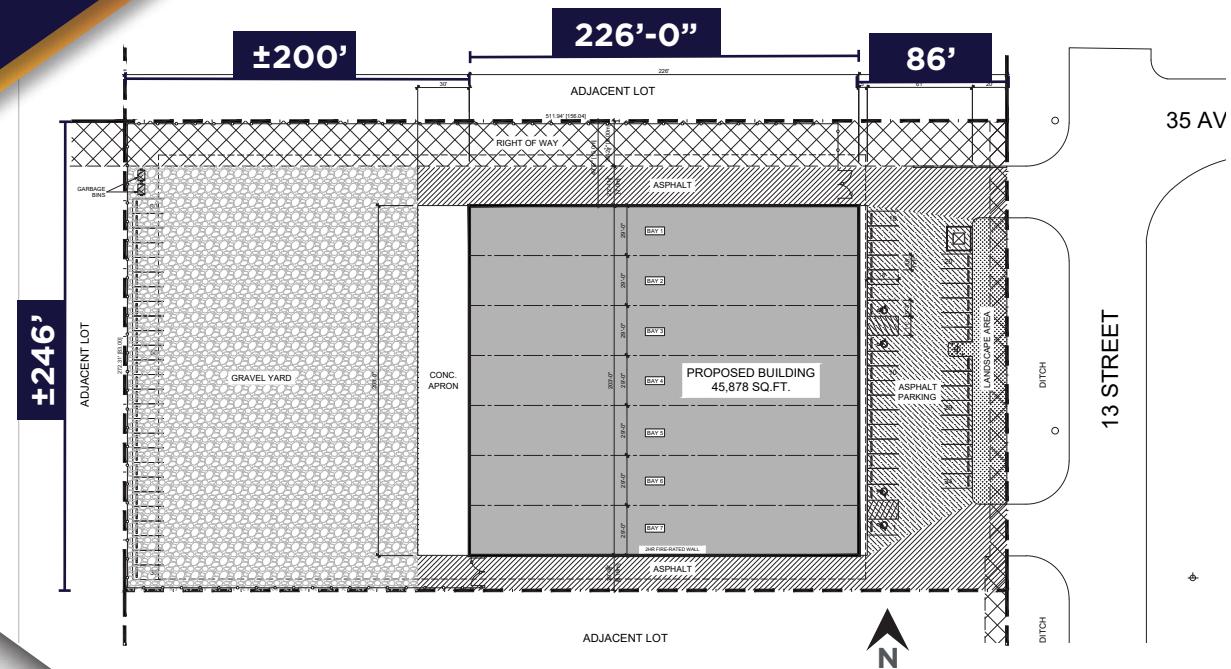




**CUSHMAN &
WAKEFIELD**

Edmonton

SITE 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)

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