

**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](http://cwedm.com)

**Zeshan Qureshi** CPA, CA  
Partner  
780 238 4576  
[zeshan.qureshi@cwedm.com](mailto:zeshan.qureshi@cwedm.com)

**Jack Norris**  
Associate  
780 934 7110  
[jack.norris@cwedm.com](mailto: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

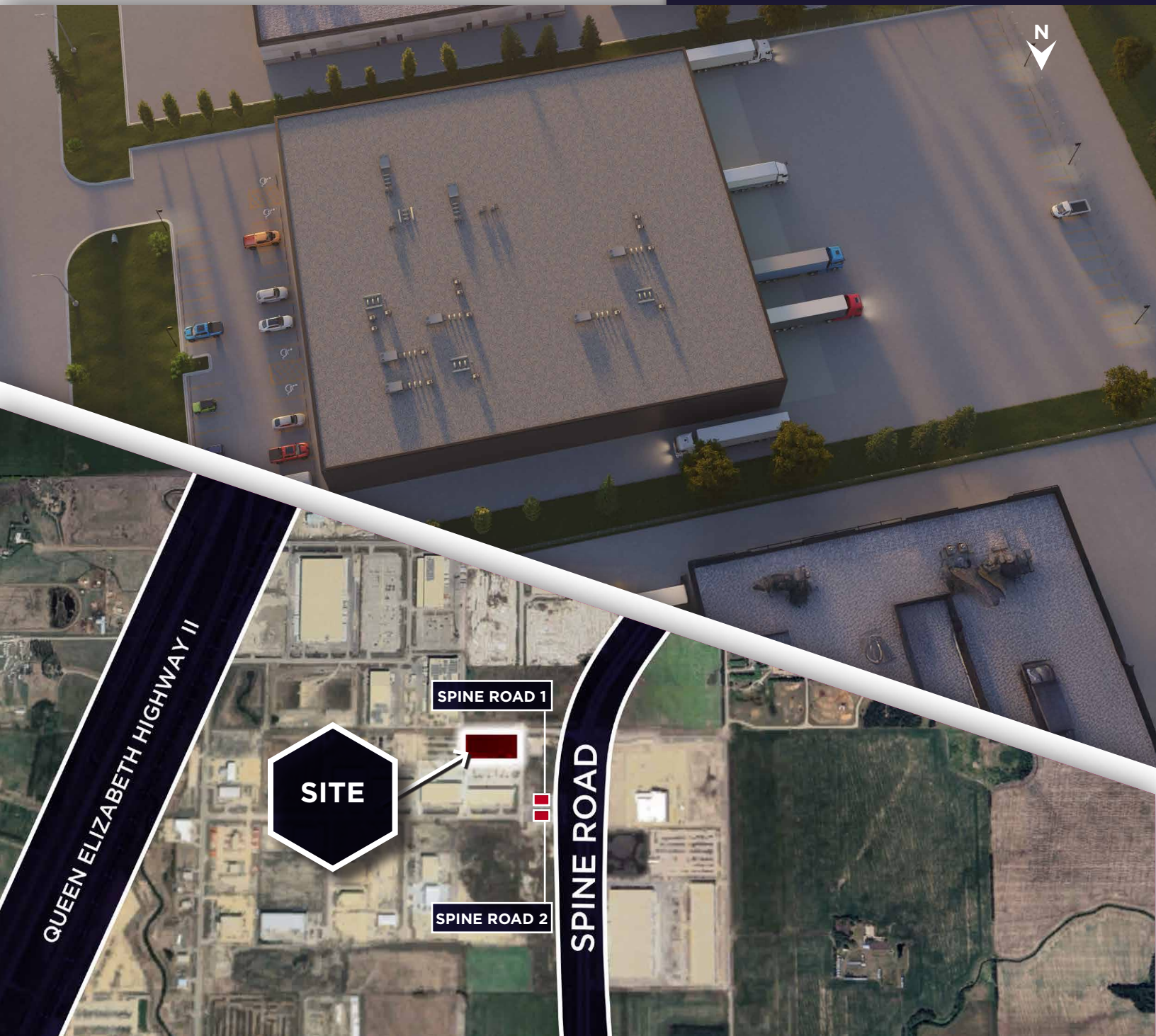
**BUILDING SIZE**  
±45,878

**SITE SIZE**  
3.21 acres

AVAILABLE

**Q3 2026**

All renderings are conceptual and for illustrative purposes only.



# BUILDING DETAILS

**BAYS**  
(7) ±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

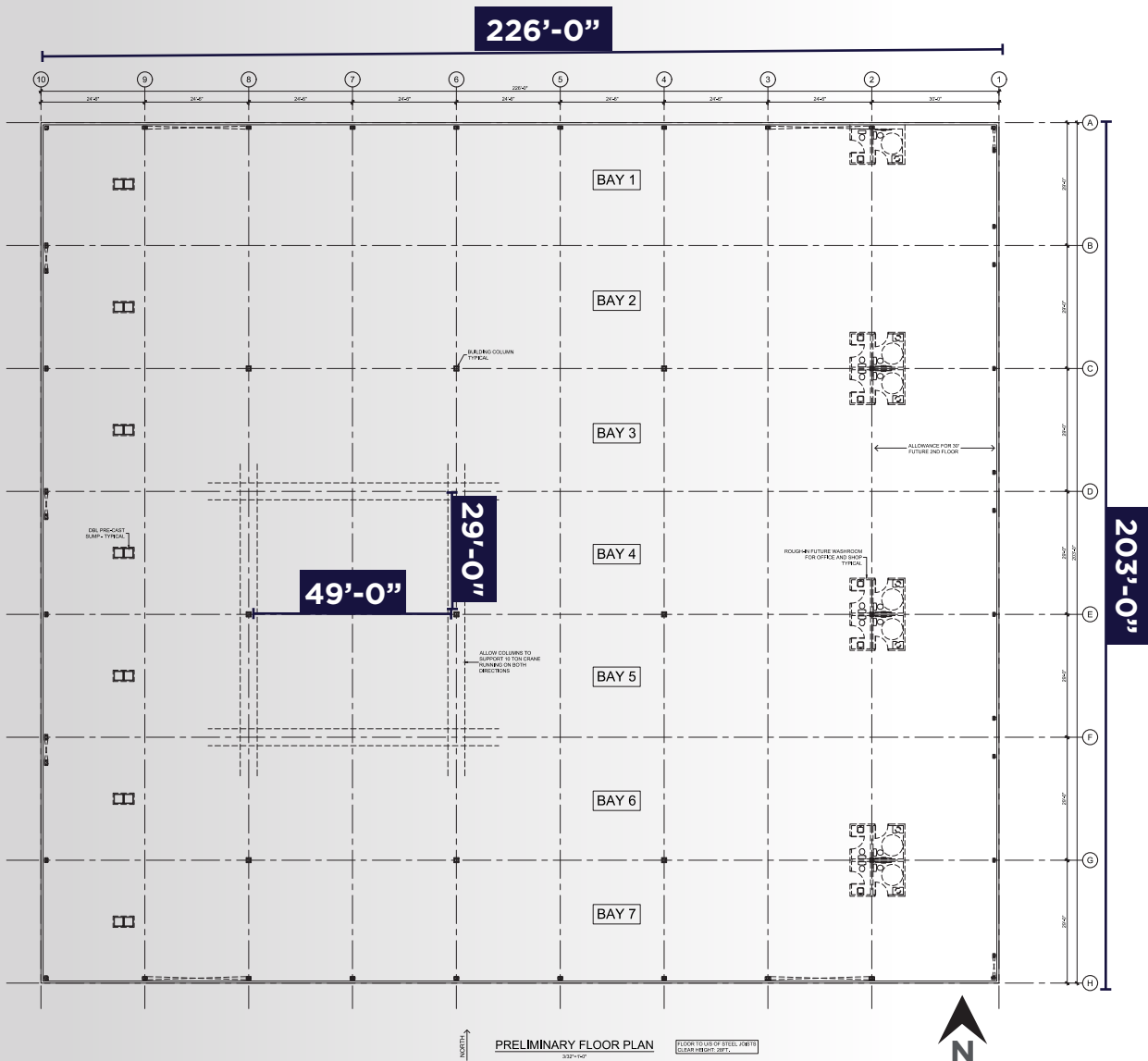
**HVAC**  
Gas fired unit heaters

**SUMPS**  
One dual compartment sump per bay

**RATE**  
Market

**OP COSTS**  
TBC

## FLOOR PLAN

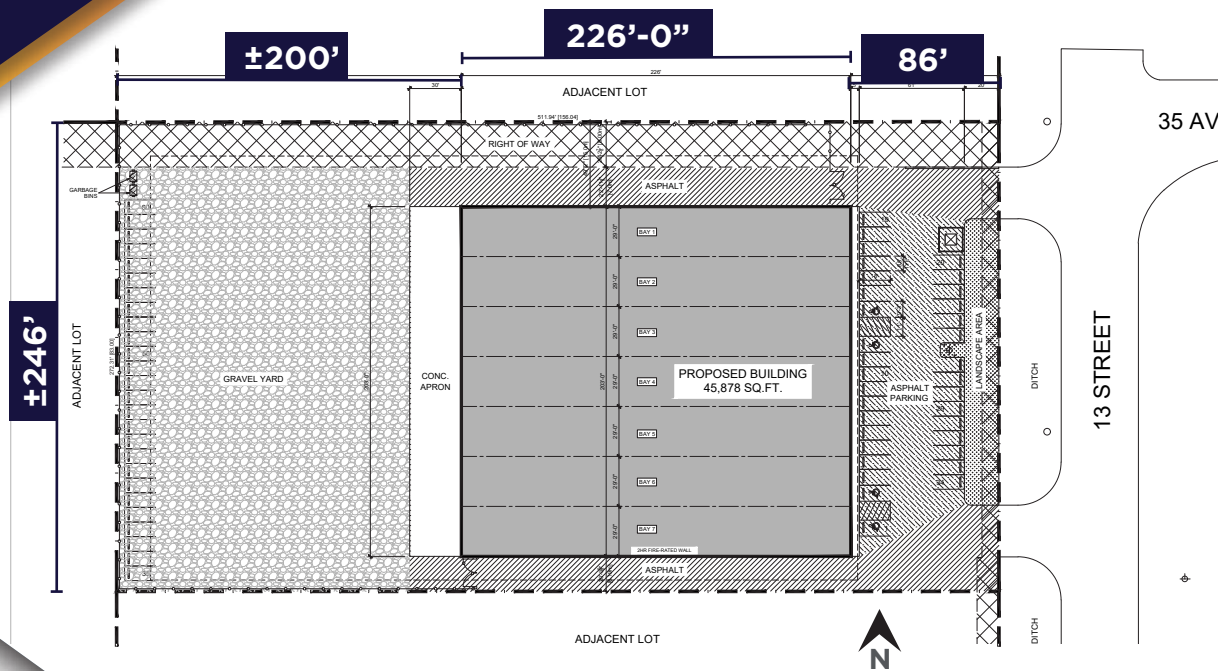






**CUSHMAN &  
WAKEFIELD**  
Edmonton

# 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)

**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