

OCCUPANCY STARTING Q1 2027

70% REMAINING



FOR LEASE

SPINE ROAD III

3480 13 Street, Nisku, AB

PROPERTY HIGHLIGHTS

- Multiple demising options available
±6,500 - ±33,222 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

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DEMOGRAPHICS



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



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



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



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

BUILDING DETAILS

70% REMAINING

BAYS
(5) ±6,500 SF Bays Remaining
- Multiple demising options
available to ±33,222 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

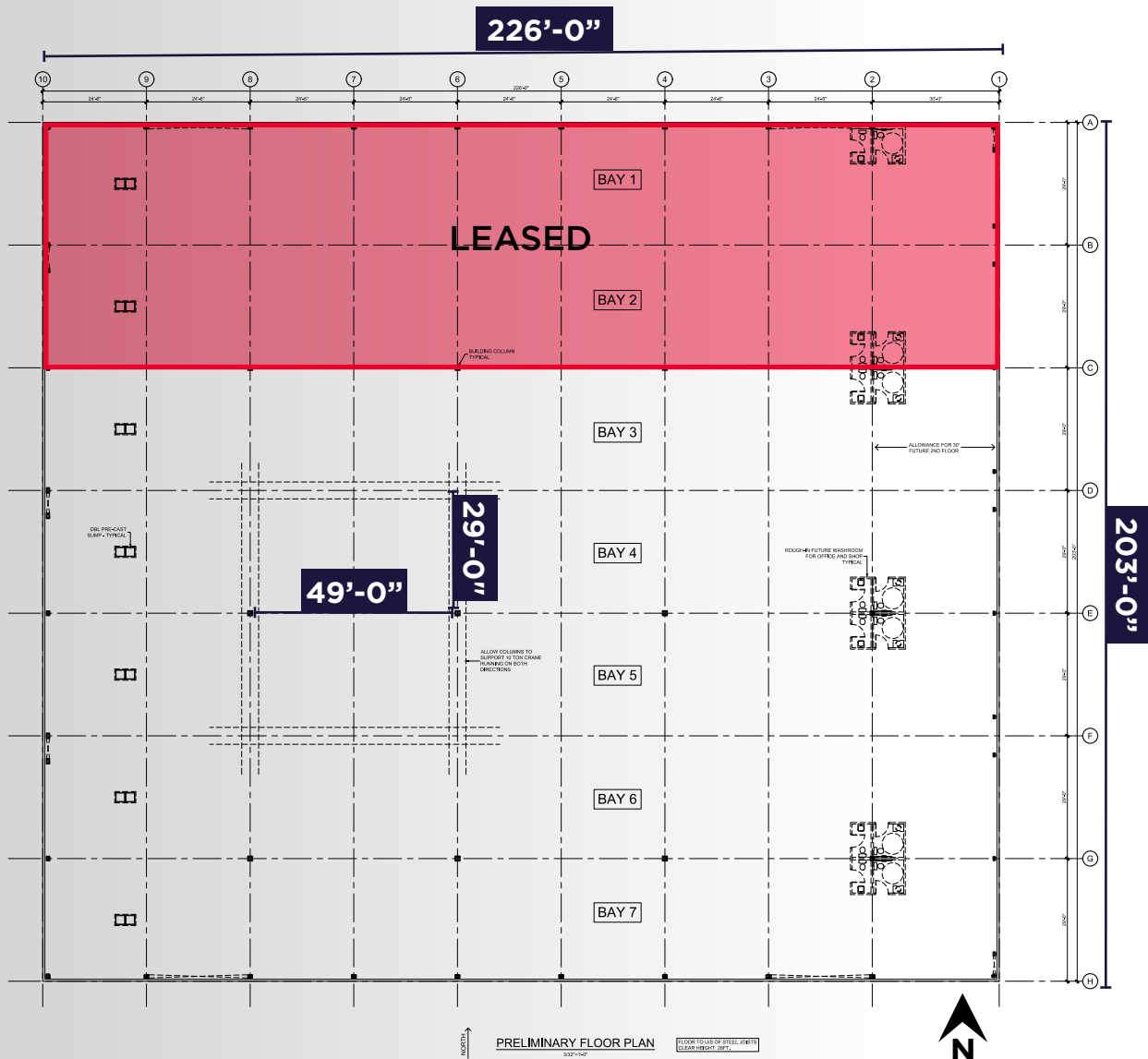
SUMPS
One dual compartment sump per bay

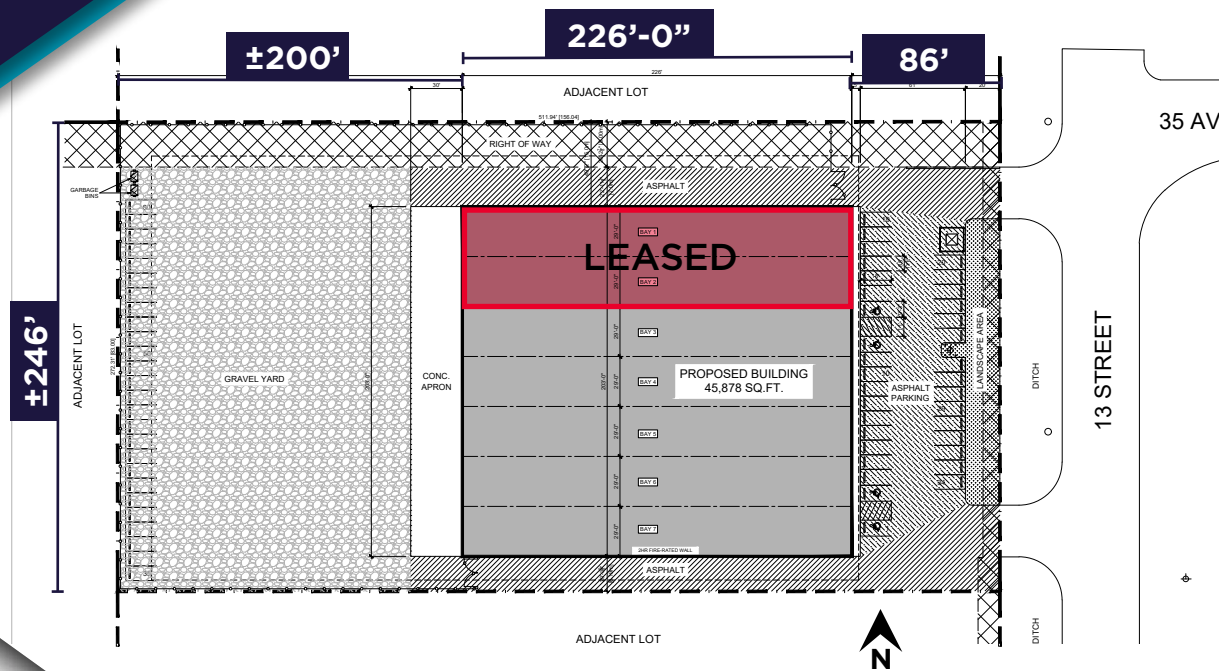
RATE
\$17.00 / SF

OPERATING COSTS
\$3.85 / SF

TI ALLOWANCE
\$10.00 / SF

FLOOR PLAN





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