



41 BUSINESS PARK

Unique industrial opportunity available in Nisku

41 Business Park, targeting LEED Gold certification, will consist of two modern logistics buildings totaling 669,649 sq. ft. equipped with 40-foot high warehouse ceilings. Situated at the heart of Alberta's Industrial Hub, it will offer convenient access to major thoroughfares including QEII Highway and surrounding amenities. The first phase is set to include 366,932 sq. ft. of warehouse space, and is anticipated to be completed in the fourth quarter of 2024, with Phase 2 planned to add an additional 302,156 sq. ft.



In close proximity to a multitude of amenities including restaurants, retail shops, personal service, and more



Immediate access to Anthony Henday Drive, QEII Highway and YEG International Airport



Ideal for medium- to large-bay tenants



Targeting LEED Gold certification

Leasing Contact

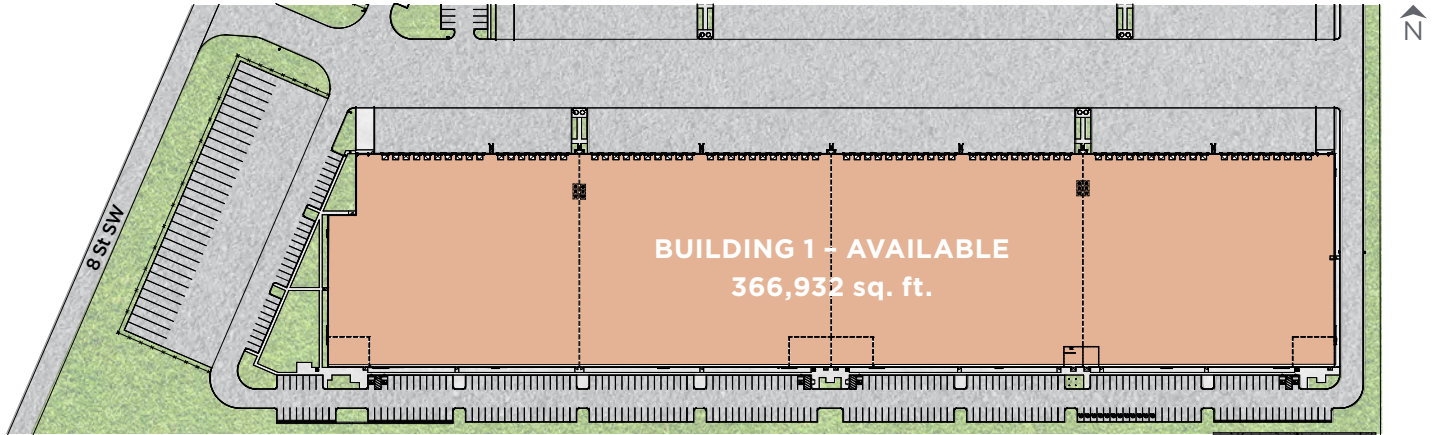
KELLY PAWLIK
Vice President, Industrial - Edmonton
Desk: 780.498.8912 **Cell:** 780.288.7272
E-mail: kpawlik@oneproperties.com
Licensed Real Estate Associate

[oneproperties.com](https://www.oneproperties.com)

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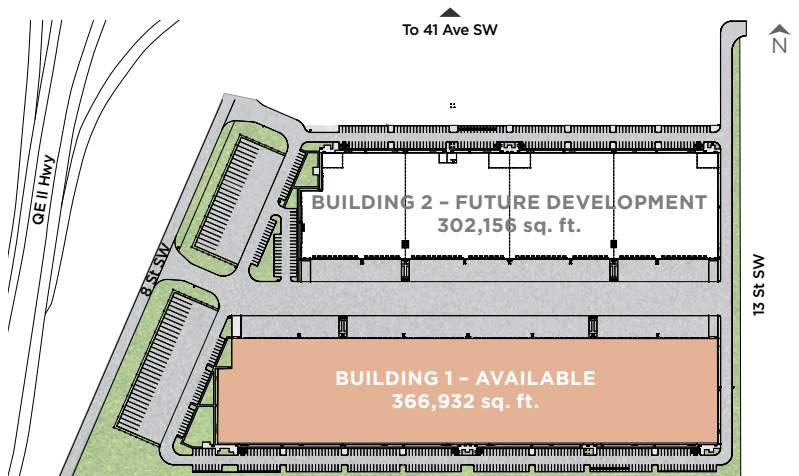
For Lease

41 Business Park Building 1
3925 8 Street, Nisku



Details

Municipal Address	3925 8 Street, Nisku	Clear Height	40 FT.
Area Available	+/- 366,932 SQ. FT.	Standard Column Grid	55' x 40'
Minimum Tenant Size	+/- 61,600 SQ. FT.	Staging Bay	55' x 60'
Power	3,000 A / 600 V	Sprinklers	ESFR
Zoning	Industrial General (I-G)	Lighting	Motion sensor LED
Availability	Q4 2024	Lease Rate	Market
Loading	79 (9' x 12') dock doors, 2 (14' x 16') drive-in doors	Operating Costs/Taxes	\$3.75/SQ. FT. (estimate)
Trailer Parking	29 stalls	Additional Features	Targeting LEED Gold certification, EV charging stalls available, Solar PV array, Harvested rain water
Car Parking	265 stalls		



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