

FOR SALE

NISKU INDUSTRIAL PARK SPARROW DRIVE DEVELOPMENT LANDS



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AICRE IS PLEASED TO PRESENT THIS LARGE SCALE DEVELOPMENT LAND IN THE HEART OF THE NISKU INDUSTRIAL PARK

- **FULL SERVICES TO THE SITE**
- **JOIN RITCHIE BROS, NOV, HALLIBURTON & SCHLUMBERGER ON SPARROW DRIVE
AND 5 STREET NISKU**
- **LOCATED IN NISKU'S INDUSTRIAL PARK AND ALBERTA'S LARGEST INDUSTRIAL
ENERGY PARK**
- **ZONING ALLOWS FOR MULTIPLE DEVELOPMENT OPPORTUNITIES**

Location Overview

Located in the heart of Nisku's Industrial Park, this land is one of the last remaining large scale Central Nisku redevelopment opportunities.

- Excellent exposure to Sparrow Drive
- Close proximity to the Edmonton International Airport, Century Mile Racetrack and Casino, and Leduc Business Park
- Quick access to major highways including the Highway 625, Queen Elizabeth II Highway, Airport Road, Sparrow Drive and Spine Road (9 Street)
- Preferential tax treatment compared to City of Edmonton



Location	Drive Time
Edmonton	10 Minutes
Beaumont	10 Minutes
Devon	18 Minutes
Red Deer	1 Hour 15 Minutes
Calgary	2 Hours 30 Minutes

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PRIME DEVELOPMENT

Leduc Nisku Market Highlights

TRANSPORTATION HUB



Easy access to QEII, EIA and direct access to the CANAMEX corridor to the US and Mexico and two intermodal rail yards make the region a logical, efficient, and economical transportation hub.

25,000,000 SF MARKET INVENTORY



A mix of land uses and complementary businesses in one of the world's largest energy-focused Industrial Parks.

HEAVY INDUSTRIAL LAND



The ability for heavy industrial companies to conduct their business in a friendly and safe location - the ideal home for Energy Service, Fabrication and Manufacturing businesses.

WAREHOUSING & SUPPLY CHAIN



Join Amazon and Ford Distribution in locating your business in state-of-the-art, energy-efficient facilities.

EDMONTON INTERNATIONAL AIRPORT



The largest landmass of any Canadian airport, this busy inland port has uncongested access by rail from Prince Rupert/Vancouver and onward by air or truck to all points in Canada and the US.

PORT ALBERTA



Where Industry lives and works in a tax-friendly environment. Home to COSTCO, Premium Outlet Mall and Century Mile Racetrack & Casino

HIGH LOAD CORRIDOR (HLC)



The HLC consists of designated highways that have had the overhead utility lines raised to accommodate higher loads. Running through the heart of Nisku with access to Grande Prairie and Fort McMurray in the north.

COMMERCIAL OPPORTUNITIES



Where Industry lives and works in a tax-friendly environment. Home to COSTCO, Premium Outlet Mall and Century Mile Racetrack & Casino

PROPERTY DETAILS

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Address: 1601 Sparrow Drive + 5 Street, Nisku

Legal: SW: 24: 50: 25: 4

Zoning: DC Direct Control

Site Size: 31.34 Acres (+/-)

Sale Price: \$10,999,999.00



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