



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 first quarter of 2025, 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

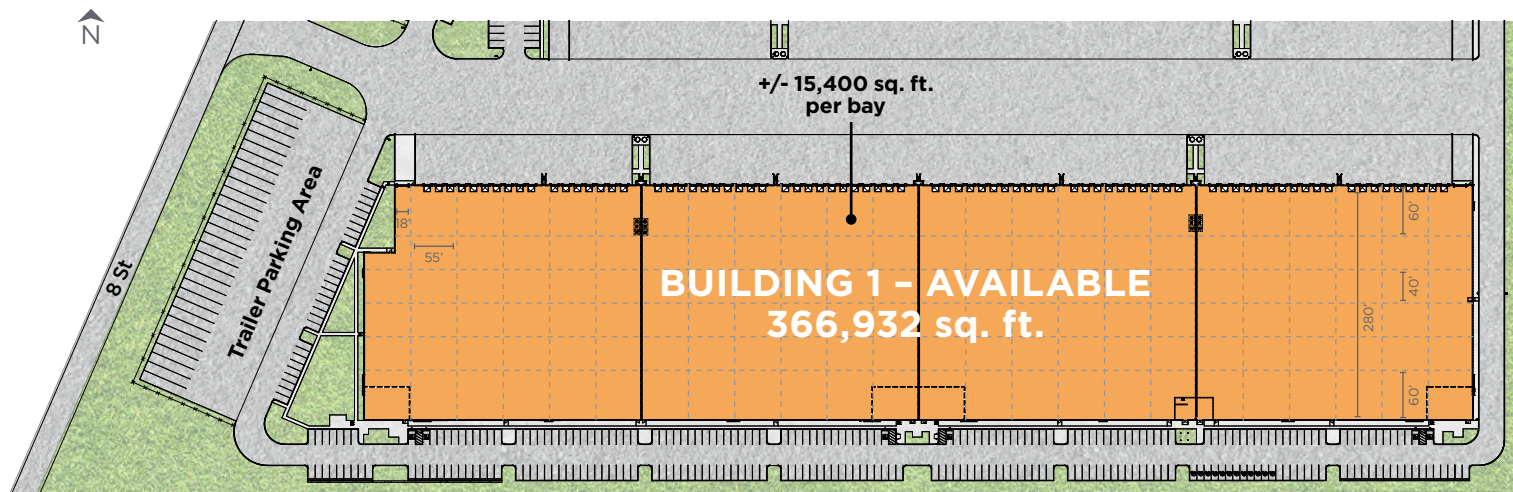
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Details

Municipal Address	3815 8 Street, Nisku	Standard Column Grid	55' x 40'
Area Available	+/- 61,600 SQ. FT. to 366,932 SQ. FT.	Staging Bay	55' x 60'
Minimum Tenant Size	+/- 61,600 SQ. FT.	Sprinklers	ESFR
Power	3,000 A / 600 V	Lighting	Motion sensor LED
Zoning	IND - Industrial	Lease Rate	Market
Availability	Immediate	Operating Costs/Taxes	\$2.90/SQ. FT. (2025 estimate)
Loading	79 (9' x 12') dock doors, 2 (14' x 16') drive-in doors	Additional Features	Targeting LEED Gold certification, trailer parking available, warehouse floor joints caulked, EV charging stalls available, close proximity to public transit, solar PV array, harvested rain water
Trailer Parking	29 stalls		
Car Parking	265 stalls		
Clear Height	40 FT.		

