



# 41 BUSINESS PARK

3815 8 STREET, NISKU, AB



## PHASE I NOW LEASING



VESTCOR



# 41 BUSINESS PARK OVERVIEW

41 Business Park is a unique development located at the centre of Alberta's industrial hub. The Park is focused on the needs of end users and provides outstanding access, high visibility and quality construction. Situated on the border of the City of Edmonton and the County of Leduc, directly north of Nisku, the interchange at the intersection of QE II and 41st Avenue provides easy access to the Anthony Henday Drive and the Yellowhead Trail/Trans Canada Highway. The park's accessibility and flexible zoning makes it attractive for companies from a broad base of industries, including the energy, manufacturing and distribution sectors.



# BUILDING SPECIFICATIONS

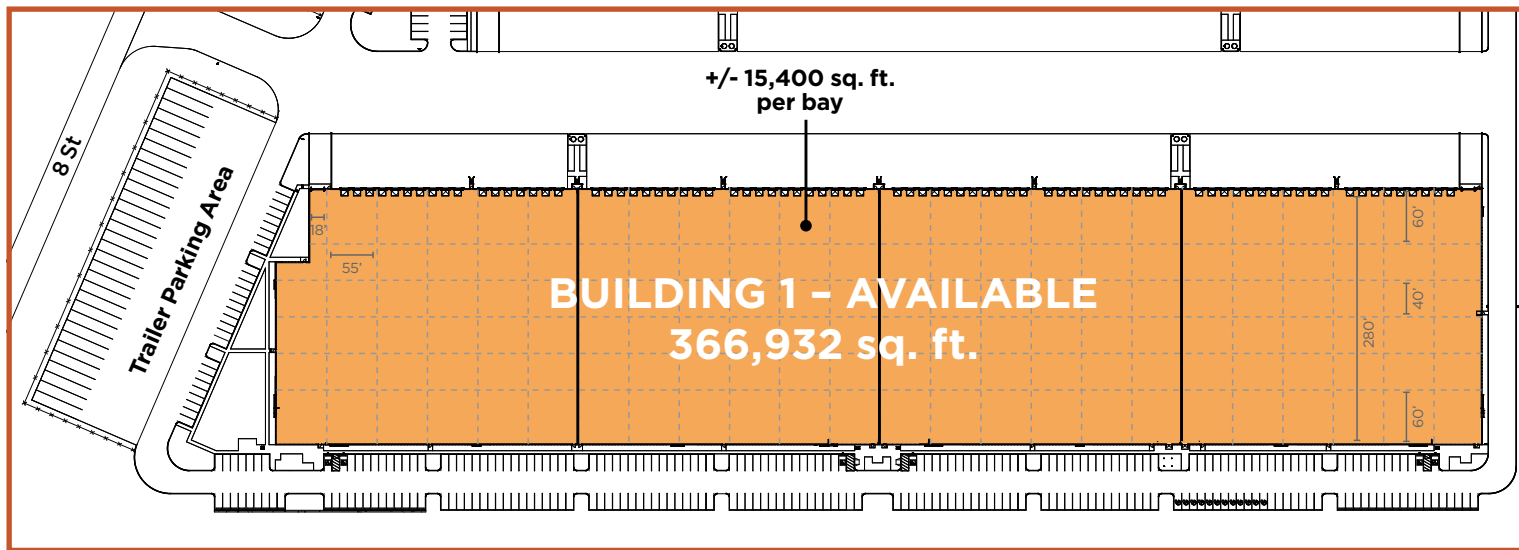
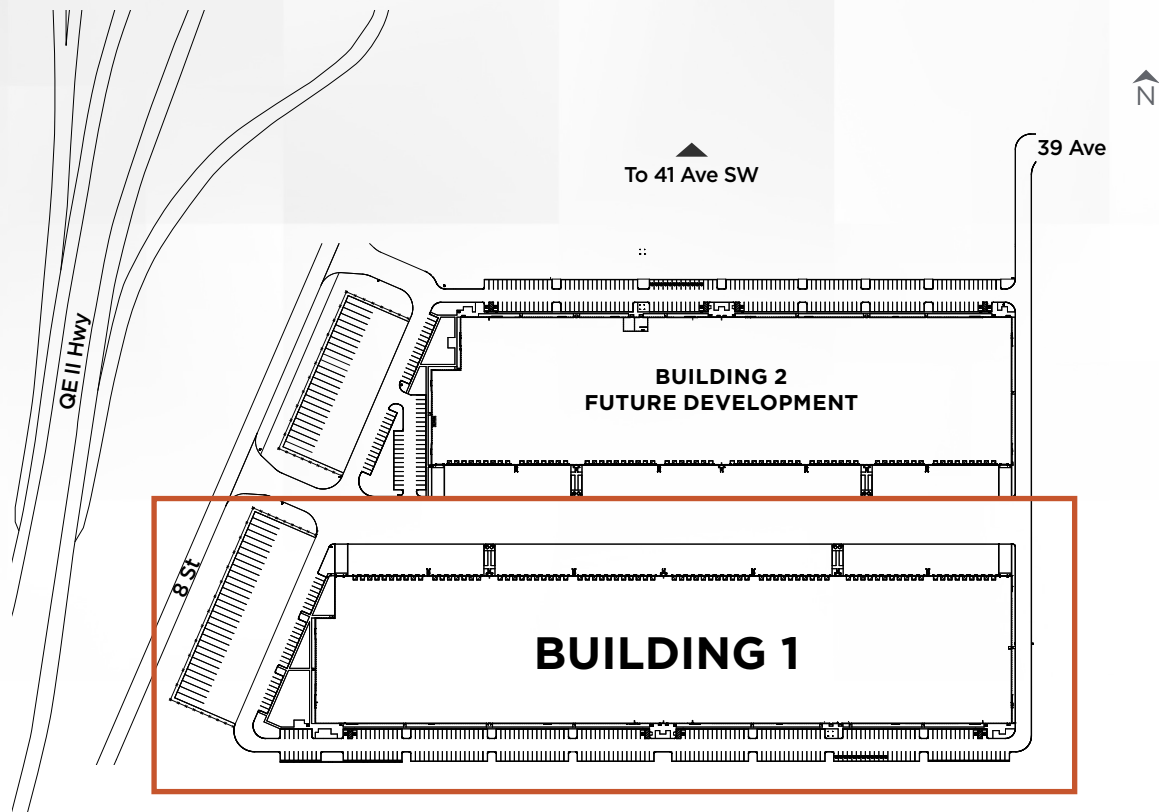


	BUILDING 1	BUILDING 2 (FUTURE)
Municipal Address	3815 8 Street, Nisku, AB	3815 8 Street, Nisku, AB
Area Available	+/- 366,932 SQ. FT.	+/- 302,717 SQ. FT.
Power	3,000 A / 600 V	3,000 A / 600 V
Zoning	IND - Industrial	IND - Industrial
Occupancy Timing	Q1 2025	Future Development
Loading	79 (9' x 10') dock doors, 2 (14' x 16') drive-in doors	Dock and grade loading
Trailer Parking	29 Stalls	29 Stalls
Car Parking	265 Stalls	190 Stalls
Clear Height	40 FT.	40 FT.
Standard Grid Column	55 FT. x 40 FT.	55 FT. x 40 FT.
Staging Bay	55 FT. x 60 FT.	55 FT. x 60 FT.
Lighting	Motion sensor LED	Motion sensor LED
Sprinklers	ESFR	ESFR
Additional Features	Targeting LEED Gold certification, trailer parking available, EV charging stalls available, close proximity to public transit, warehouse floor joints caulked, solar PV array, harvested rain water	Targeting LEED Gold certification, EV charging stalls available, close proximity to public transit, solar PV array, harvested rain water

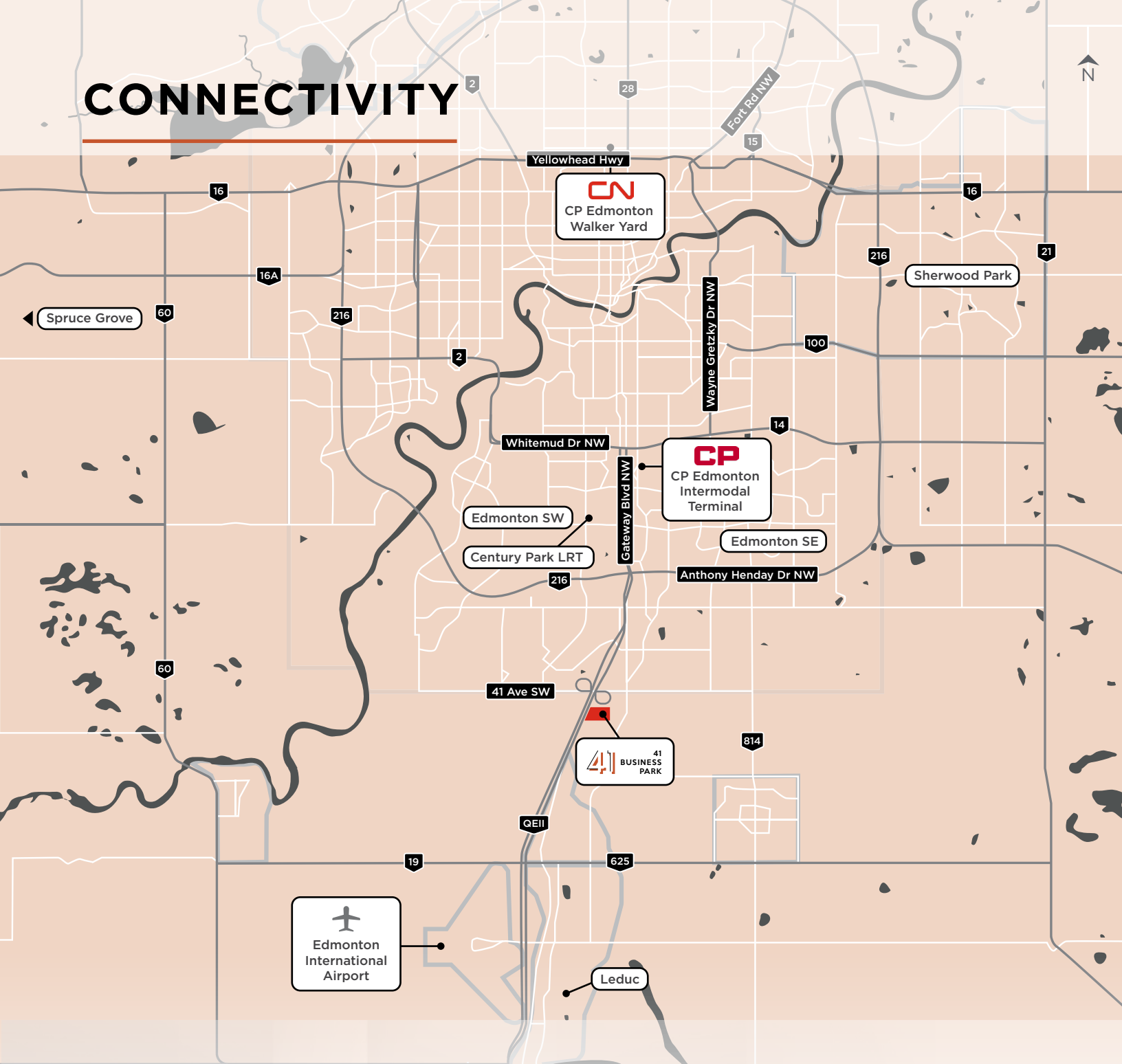








# SITE PLAN



# CONNECTIVITY



	 DRIVE TIMES	 PROXIMITY		 DRIVE TIMES	 PROXIMITY
Anthony Henday Drive	6 mins	7 KM	Edmonton International Airport	13 mins	13 KM
QEII Highway	4 mins	3 KM	Leduc	20 mins	18 KM
Whitemud Drive	11 mins	12 KM	Beaumont	16 mins	12 KM
Yellowhead Trail	20 mins	30 KM	Century Park LRT Station	17 mins	13 KM



## TRANSIT

- Within walking distance of multiple bus stops, providing seamless connectivity throughout both the City of Leduc and the City of Edmonton.
- Bus routes link directly to Century Park LRT Station in southwest Edmonton, offering easy access to the city's LRT network for efficient commuting.



## ACCESS

- Immediate access to and from QE II Highway via the 41 Avenue Interchange, which makes 41 Business Park a world-class distribution hub.
- The 41 Avenue interchange provides tenants easy access to Edmonton, Calgary, Fort McMurray, and other major distribution nodes that flow through the Edmonton region.



## STRATEGIC LOCATION

- Situated on the border of the City of Edmonton and Leduc County, directly north of Nisku.
- Close proximity to amenities for staff and customers at South Edmonton Common, Premium Outlet Collection at YEG Edmonton International Airport, Nisku and Leduc to the south.
- Businesses in Leduc pay significantly lower property tax.

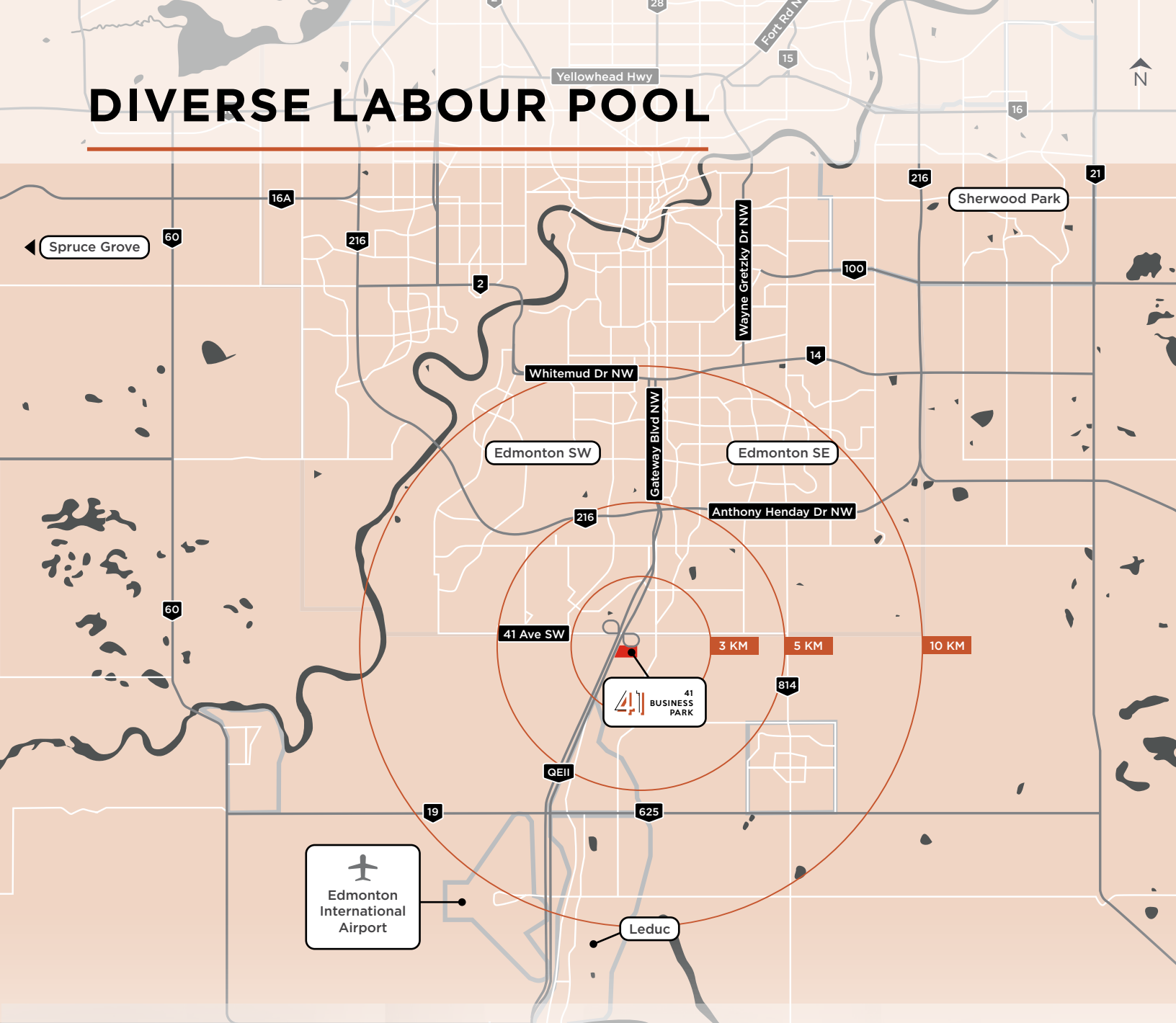


## CONNECTIVITY

- Just a short 13 minute drive to the YEG Edmonton International Airport.
- YEG is the primary air passenger and air cargo facility in the Edmonton Metropolitan Region.
- Tenants in 41 Business Park will have easy access to the airport facilitating the movement of goods between Edmonton, North American and global markets.

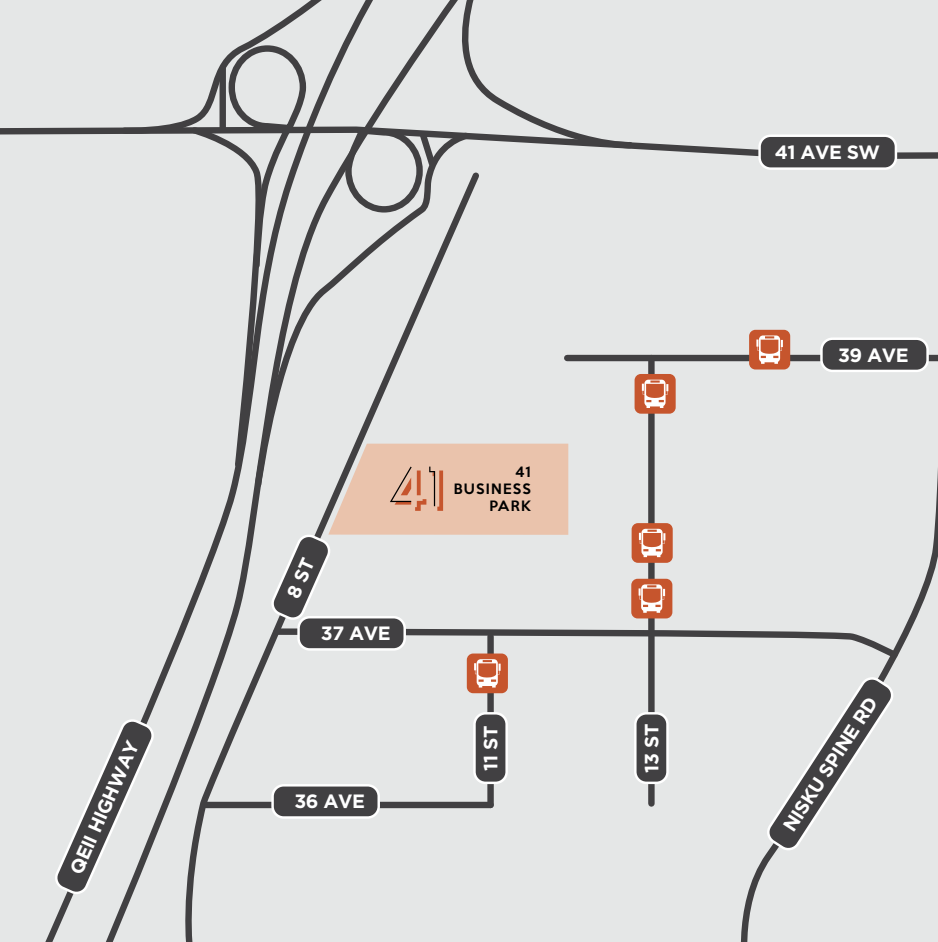


# DIVERSE LABOUR POOL



	POPULATION	LABOUR FORCE	AVERAGE AGE
NISKU	1,705	67.9%	42.6 YEARS
BEAUMONT	22,212	74.6%	33.9 YEARS
LEDUC	34,766	70.0%	37.2 YEARS
EDMONTON SW	218,651	68.9%	38.2 YEARS
EDMONTON SE	198,057	71.1%	36.3 YEARS
SHERWOOD PARK	78,697	68.5%	40.2 YEARS

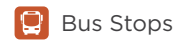




## TRANSIT

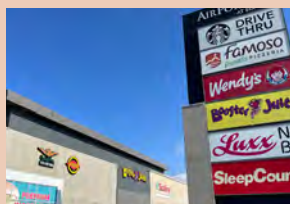
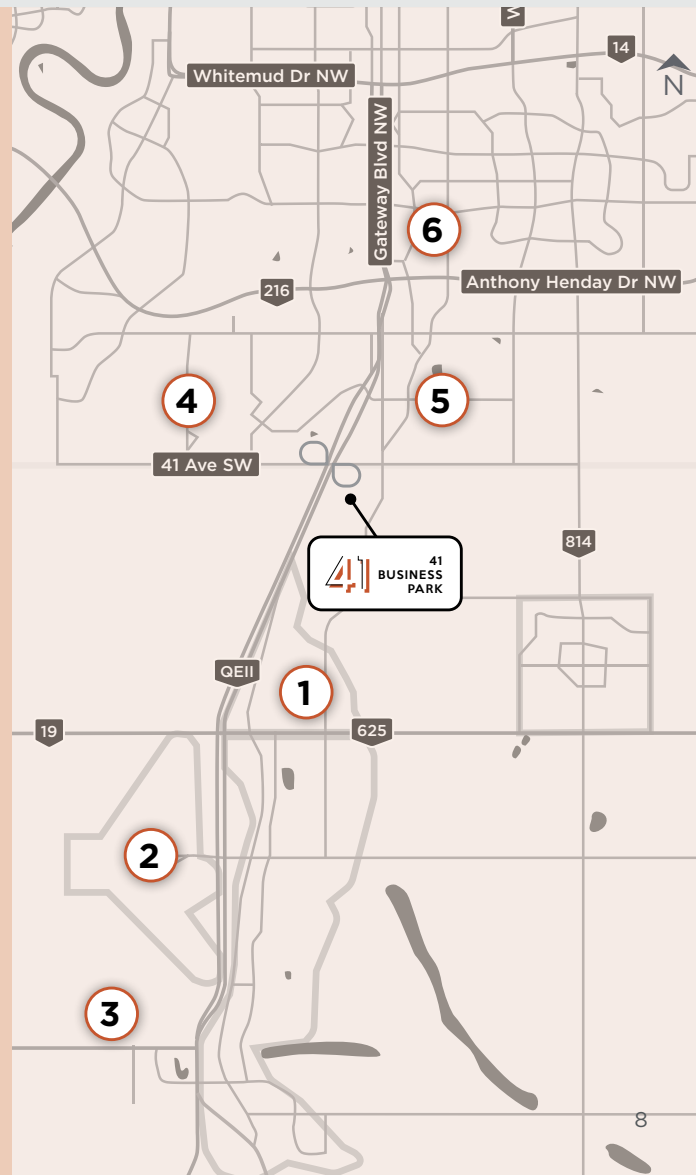
- Walking distance to multiple bus stops for convenient commuting
- Direct bus routes link to key locations throughout Leduc and Edmonton
- Easy connection to the Edmonton LRT system via Century Park Station, ensuring efficient city-wide travel

### LEGEND

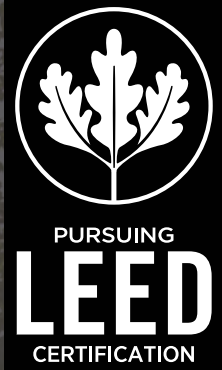


## AMENITIES

- 1 NISKU - 10 min. drive**  
Comfort Inn, McDonald's, Hilton Garden Inn, Tim Hortons
- 2 PREMIUM OUTLET COLLECTION - 13 min. drive**  
Costco, Costco Gas Station, Booster Juice, Fatburger, Wendy's, Starbucks, A&W, Edo Japan, KFC, Century Mile Racetrack and Casino
- 3 LEDUC COMMON - 15 min. drive**  
The Canadian Brewhouse, Winners, Planet Fitness, Staples, Rona, Walmart, Sport Chek
- 4 HERITAGE VALLEY TOWN CENTRE - 12 min. drive**  
Bar Burrito, Edmonton Public Library, Real Canadian Superstore, Shoppers Drug Mart
- 5 THE SHOPS AT SUMMERSIDE - 10 min. drive**  
Canada Post, CIBC, Holiday Inn, Kal-Tire, Rexall, Save-on-Foods, Servus Credit Union, Tim Hortons
- 6 SOUTH EDMONTON COMMON - 15 min. drive**  
Best Buy, Canadian Tire, Cineplex, Freshii, The Home Depot, Ikea, London Drugs, Old Navy, Real Canadian Superstore, Sport Chek







# TARGETING LEED GOLD CERTIFICATION

## SUSTAINABILITY FEATURES

- High performance building envelope and roofing systems
- High efficiency mechanical systems
- Energy saving, controllable interior LED lighting
- Exterior LEDs with considerate design to reduce light pollution
- Level 2, Wi-Fi connected electric vehicle charging stations
- Water saving, high performance plumbing fixtures
- Local and regional construction materials selected for performance and low environmental impact
- Recycled and salvaged materials included in design
- Over 75% of construction waste to be recycled/reused and diverted from landfill
- Solar PV array to support low-carbon operations and reduced operating costs
- Stormwater cisterns which collect, treat and supply clean water for toilets and urinals



# THE TEAM

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Formed in 2016, Vestcor is a New Brunswick-based organization who provide innovative, cost-effective global investment management and pension and employee benefits administration service solutions that meet the requirements of approximately 99,000 individual public sector pension plan and benefit program members and more than 130 employer groups. The organization is jointly owned by the New Brunswick Public Service Pension Plan and the New Brunswick Teachers Pension Plan.

**[vestcor.org](http://vestcor.org)**



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# 41 BUSINESS PARK

3815 8 STREET, NISKU, AB



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