BORDER
BUSINESS PARK
Building M

FOR LEASE
115,000 SF TO 270,000 SF AVAILABLE

1540 37TH AVENUE, NISKU, AB

LEED® GOLD Construction

Hopewell

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AVISON YOUNG

EXACTLY WHERE **YOU** NEED TO BE

- ACCESS
- LOWER TAXES
- MARKET LEADING RENTAL RATES
- LEED® GOLD & SOLAR ARRAY
- LABOUR FORCE
- TRANSPORTATION
- EV CHARGING STATIONS

Border Business Park is located within Leduc County, a key industrial hub supporting distribution growth in the Edmonton region. The Mill rate in Leduc County is significantly lower than the City of Edmonton, with the County approximately 62% below the City in 2026. The forecasted tax differential between a proposed 500,000 square foot building in the City versus Leduc County is approximately $2.36 per square foot per year over a 10-year lease term which equates to $11.8 million in total tax savings over a 10-year term or $1,180,000 per year, for businesses operating within the County.

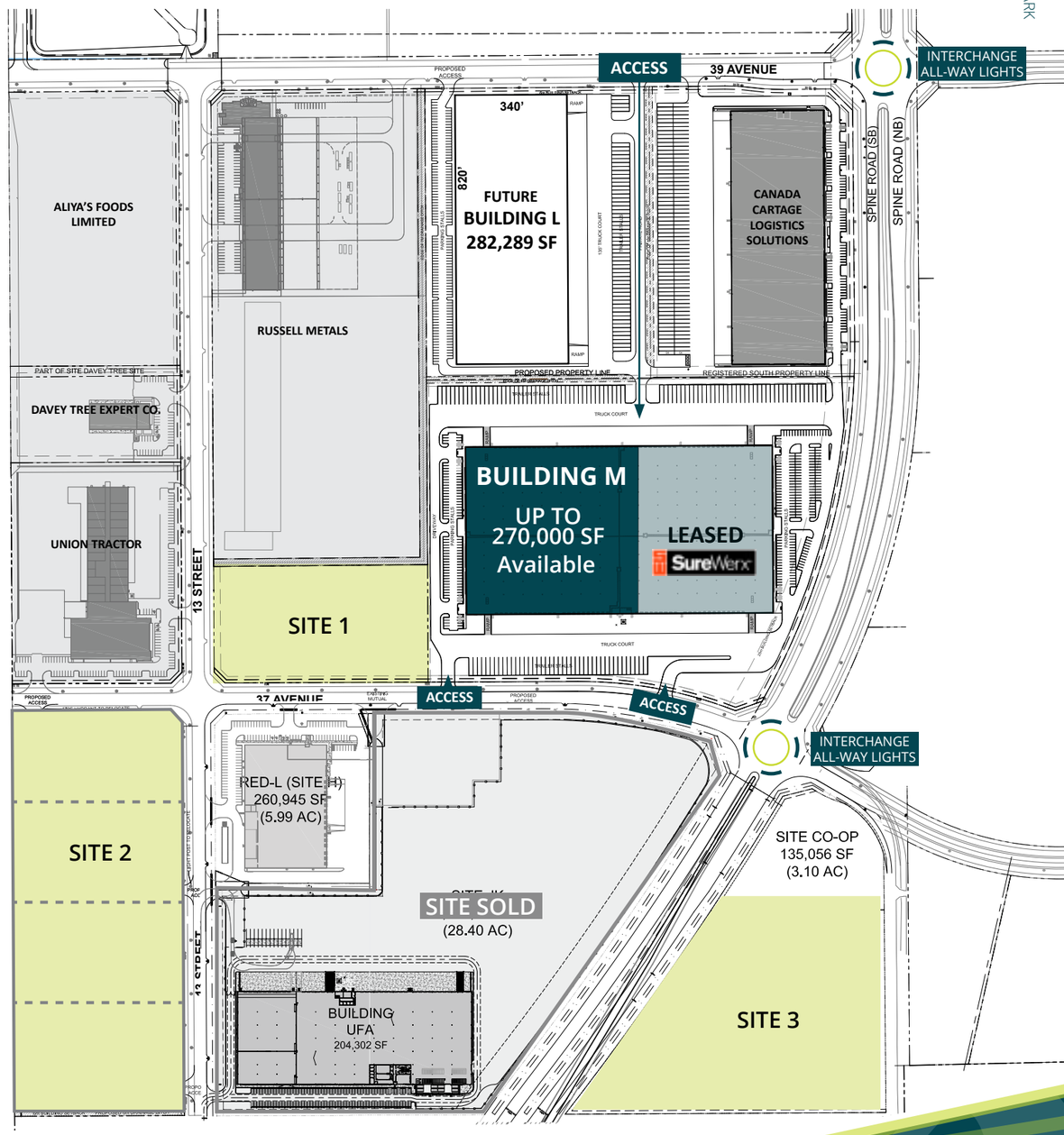
In the immediate term, the tax differential is approximately $2.11 per square foot, equating to approximately $1,054,644 in annual savings.

It's no surprise that major international companies like Amazon, along with thriving local businesses, have chosen to establish their operations here.

Developed by Hopewell Development, a trusted name in commercial real estate for nearly 30 years, Border Business Park exemplifies quality and innovation. Businesses across all industries rely on Hopewell for intelligent, tailored real estate solutions—making them one of North America's leading commercial developers.

Hopewell

SITE PLAN



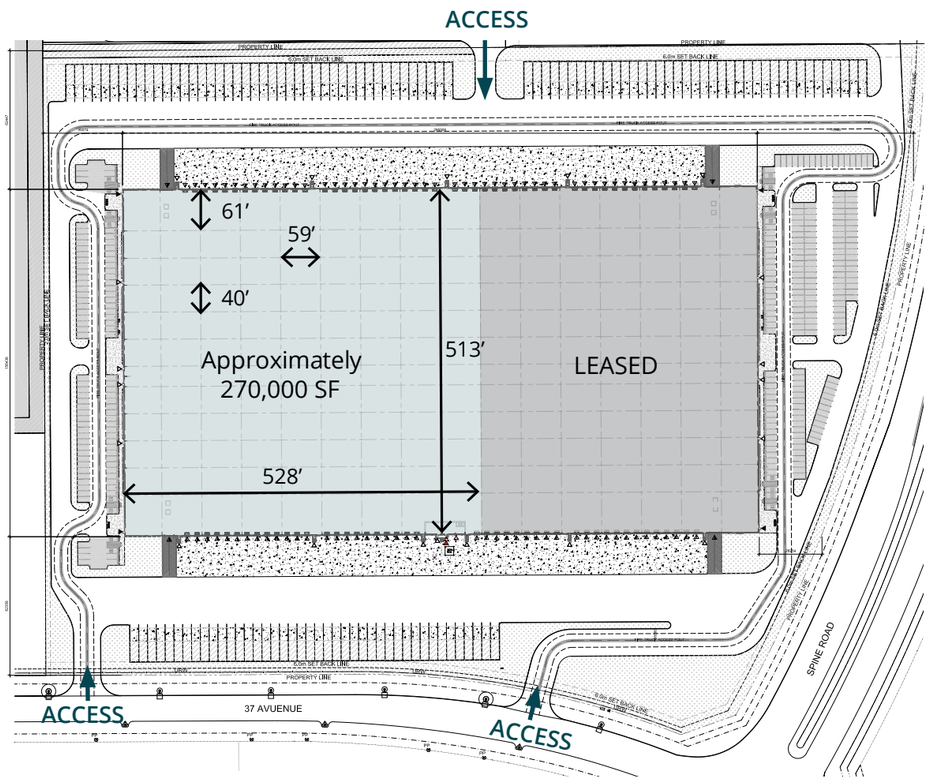
BUILDING M

OFFERING SUMMARY

Address:	1540 37 Avenue, Nisku, AB
Available:	Up to 270,000 SF *(Demise to 115,000 SF, 135,000 SF, 154,000 SF)* Spec Office: +/-2,940 SF
Building Depth:	513′ building depth *Demising options provide depths between 221' and 291'*
Zoning:	IND - Industrial
Loading:	(43) 9′ x 10′ dock loading with 40,000 lb hydraulic levellers at each door *(1 dock door per 6,279 SF)* (2) 14′ x 16′ drive in doors with ramp
Ceiling:	40'
Electrical:	1200 amp 600 volt power
Op. Costs:	$2.21 psf (2026) + 3% management fee of gross rent
Lease Rate:	Market leading

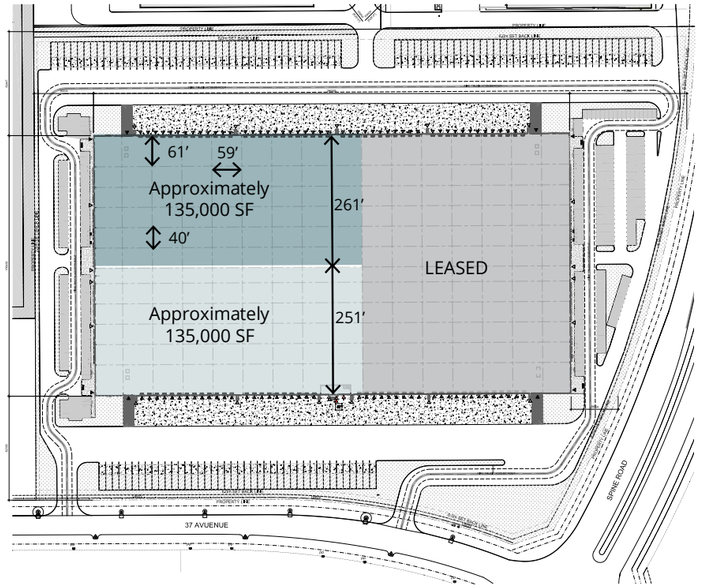
HIGHLIGHTS

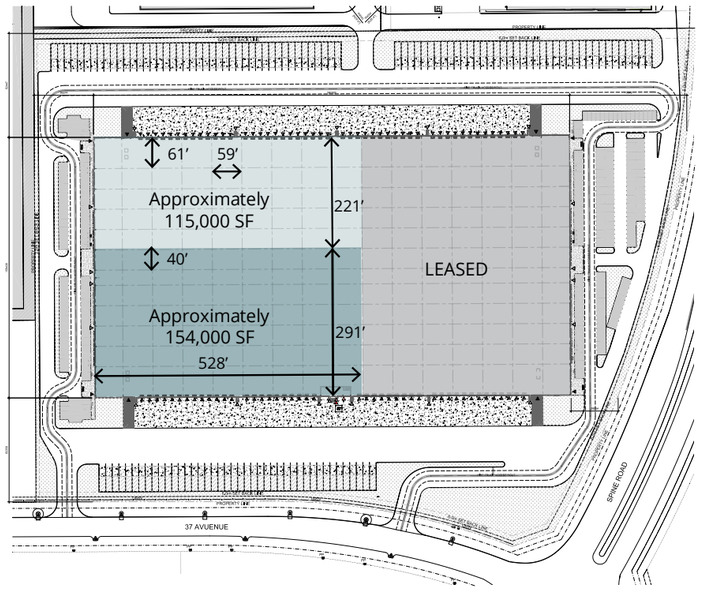
- Spec office +/-2,960 SF (construction underway)
- 61' marshalling bay depth
- 86 trailer parking stalls
- 101 car parking stalls
- Built-to-suit office space (if vacancy is demised)
- LED lighting
- 8'' warehouse floor slab
- Warehouse floor capable of 20,000 lb single leg racking load pending size of base plates
- Insulated with R 35 roof and R 25 walls
- Solar Array connection available



FLOOR PLAN | DEMISING OPTIONS

Multiple demising options available:
115,000 SF | 135,000 SF | 154,000 SF





BUILDING M IS DESIGNED TO BE LEED® GOLD Construction

As one of Canada's largest and most dynamic commercial developers, Hopewell is committed to conducting our business activities in an environmentally conscious manner.

Hopewell's Building M, pursuing LEED® Gold Certification, provides energy savings and environmental benefits.

As a LEED® GOLD certified building, Building M will use fewer resources, reduce waste and CO2 emissions, and maximize the health and productivity of tenants and occupants. The building's reduced utility consumption will also result in substantial reductions in energy, water and maintenance costs, while addressing climate change, enhancing resilience, and supporting stewardship of valuable resources.

- Installation of Photovoltaics (PV) to produce affordable, sustainable energy with a combined production of 740,000 MW (megawatt) per year, the equivalent of approximately 1,300 solar panels
- Intelimeter advanced energy metering system with energy analysis software
- Electrical vehicle (EV) charging stations (2% of total parking stalls = 6 EV charging stations)
- Cambridge rooftop high-efficiency heaters
- Use of building materials and furnishings such as paints, sealants, adhesives, and carpeting with low levels of VOCs (volatile organic compounds) and formaldehyde
- Green cleaning to reduce harmful chemical, biological, and particulate contaminant

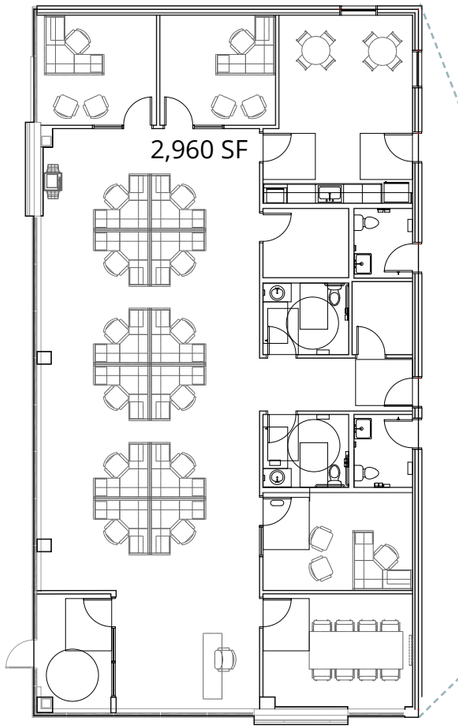
LEED® Gold certification, combined with the installation of a solar array, makes sustainability effortless at Border Business Park.

BUILDING M

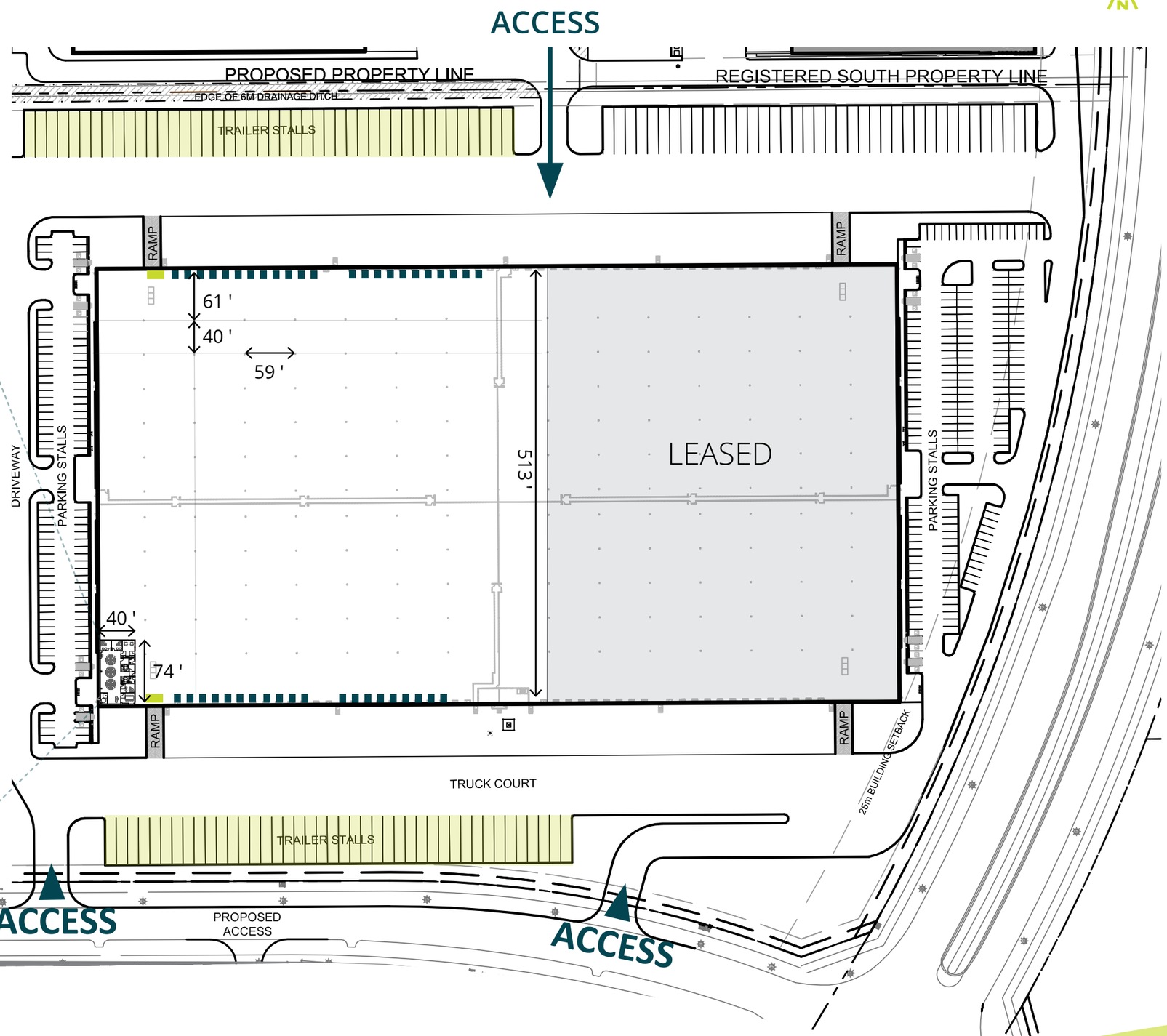
GIVE YOUR BUSINESS THE **COMPETITIVE** EDGE

- Permitting process and completion of any office improvements is rapidly accelerated in Nisku.
- Time to provide occupancy is significantly faster in Nisku wtih Hopewell.

- **2 - 14'x16' Drive In Doors**
- **43 - 9'x10' Dock Doors**



Spec office buildout

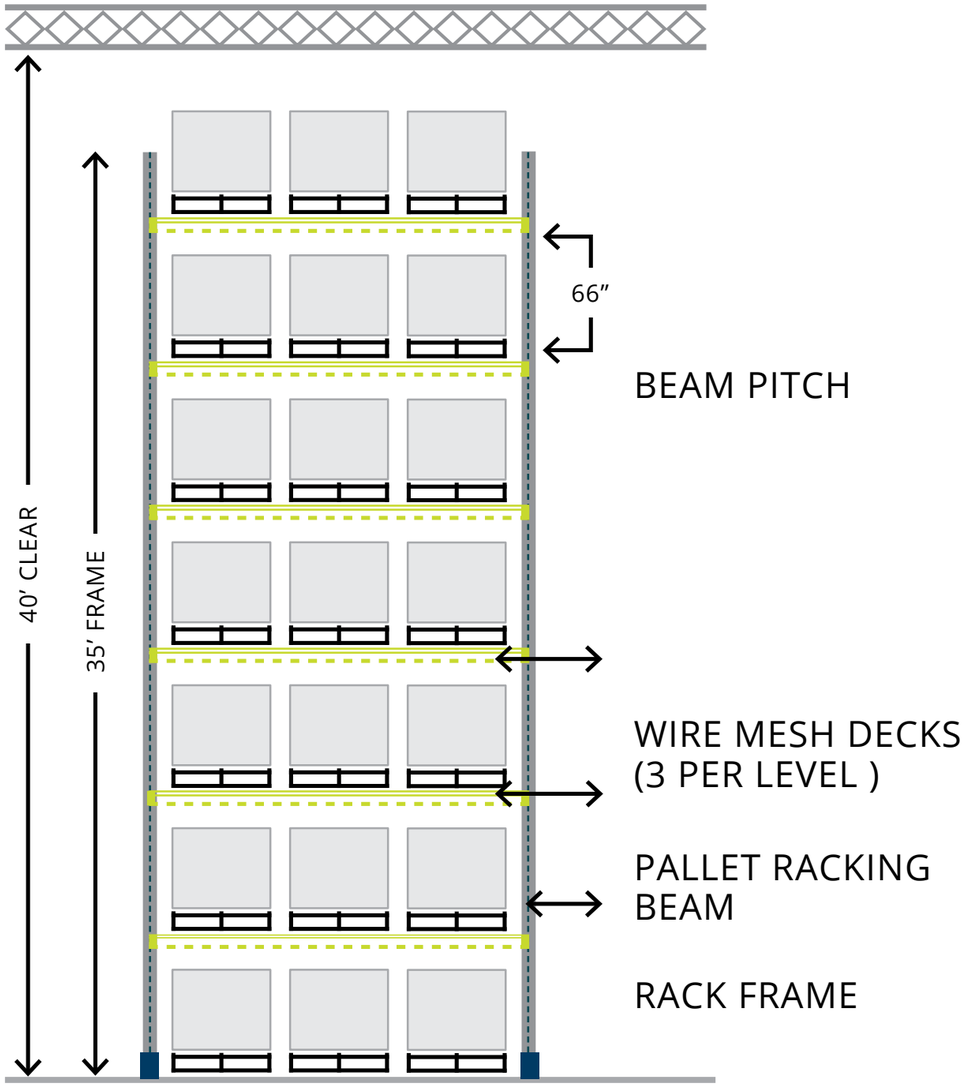


BUILDING M

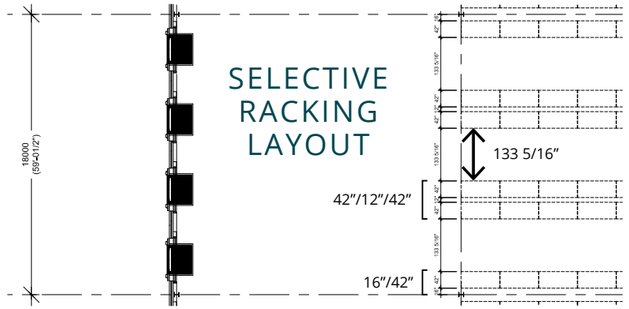
40' CLEAR HEIGHT

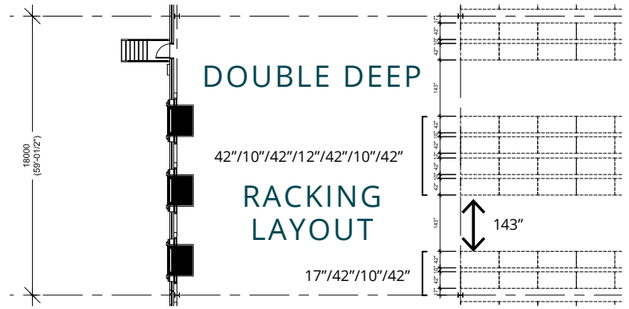
40' CLEAR VS. 32' CLEAR
40% storage capacity increase

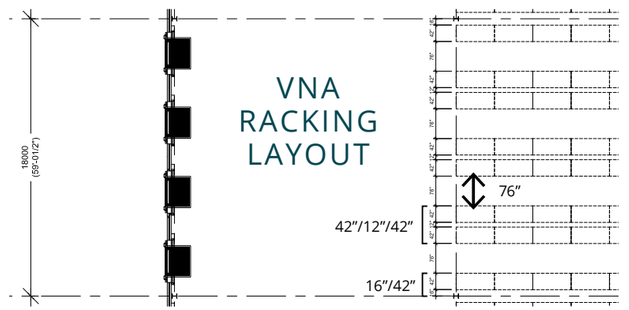
40’ CLEAR VS. 36’ CLEAR
17% storage capacity increase



RACKING LAYOUTS ON 59' WIDE BAY







LOCATION OVERVIEW

1540 37 AVENUE, NISKU, AB

DRIVE TIMES

CP Edmonton 41 Avenue Intermodal Terminal	3 mins
Anthony Henday Drive	6 mins
Yellowhead Trail/HWY 16	18 mins
CN Edmonton 184 Street Intermodal Terminal	26 mins
Downtown Edmonton	25 mins
Edmonton International Airport	11 mins

LABOUR FORCE

Within 10k	180,528
Within 5k	46,008
Within 3k	8,236

DEMOGRAPHICS (WITHIN 5K)

76,919
Population

25,966
Households

19.3%
Pop. change (2024 - 2029)

$141,978
Average household income

34.2
Median age

SOUTH EDMONTON'S **FAST-GROWING RESIDENTIAL NEIGHBOURHOODS** AND SURROUNDING SHOPPING, DINING AND RECREATIONAL **AMENITIES ARE MINUTES AWAY**

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