

219,444 SF Class "A" Warehouse with Yard

Graveled Yard for Storage or Trailer Parking

Perimeter Yard Lighting

Fenced, Gated & Secured Site

Glazing for Demising Options

Access/Egress

Solar Panels

Access/Egress

39 Avenue SW

Nisku Spine Road

All-directional Traffic Light Controlled Intersection

Exposure Along Spine Road



BORDER
BUSINESS PARK

For Lease

Border Business Park | Building P

1535 39 Avenue SW, Nisku, AB

Hopewell

Colliers

Border Business Park | Building P: Property Highlights



Opportunity

Lease a “state-of-the-art” warehouse facility in a superior location that provides operational and economic benefits.

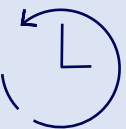
Flexible demising options from 30,800 SF up to the entire building of 219,444 SF.



Lease Rate:
Market



Additional Rent:
\$2.92 PSF + Mgmt Fee
2026 Budget



Availability:
December 2026

Address	1535 39 Avenue SW, Nisku, AB
Building Area	219,444 SF (2,336 SF of office) on a 12.31 acre site <i>Demising options starting at 30,800 SF up to entire 219,444 SF</i>
Ceiling Height	36’ clear
Column Grid	40’ x 55’ & a 60’ x 55’ staging bay
Building Depth	280’
Loading	Dock: 32 insulated doors (9’ x 10’) and c/w 40,000 lb levelers Grade: 2 insulated electric doors (14’ x 16’)
Truck Marshalling	±125’
Floor	8” thick, steel fibre reinforced concrete slab c/w Ashford Formula sealer
Roof	EPDM membrane (still under warranty)
Lighting	LED fixtures with motion sensors
Electrical Service	2400 amp, 347/600 volt, 3 phase, 4 wire
HVAC	Warehouse: gas-fired OH unit heaters plus heat recovery ventilators (HRV) and recirculating fans Office: forced air furnace including A/C
Sprinkler	ESFR system c/w diesel pump
Thermal Rating	Roof: R-35 / Walls: R-27
Zoning	<u>LI (Light Industrial)</u>
Built	2020
Yard Area	1.71 acres improved with gravel
Other	• Rooftop solar energy panels • Water efficient landscaping • LEED® Silver Core & Shell Certification

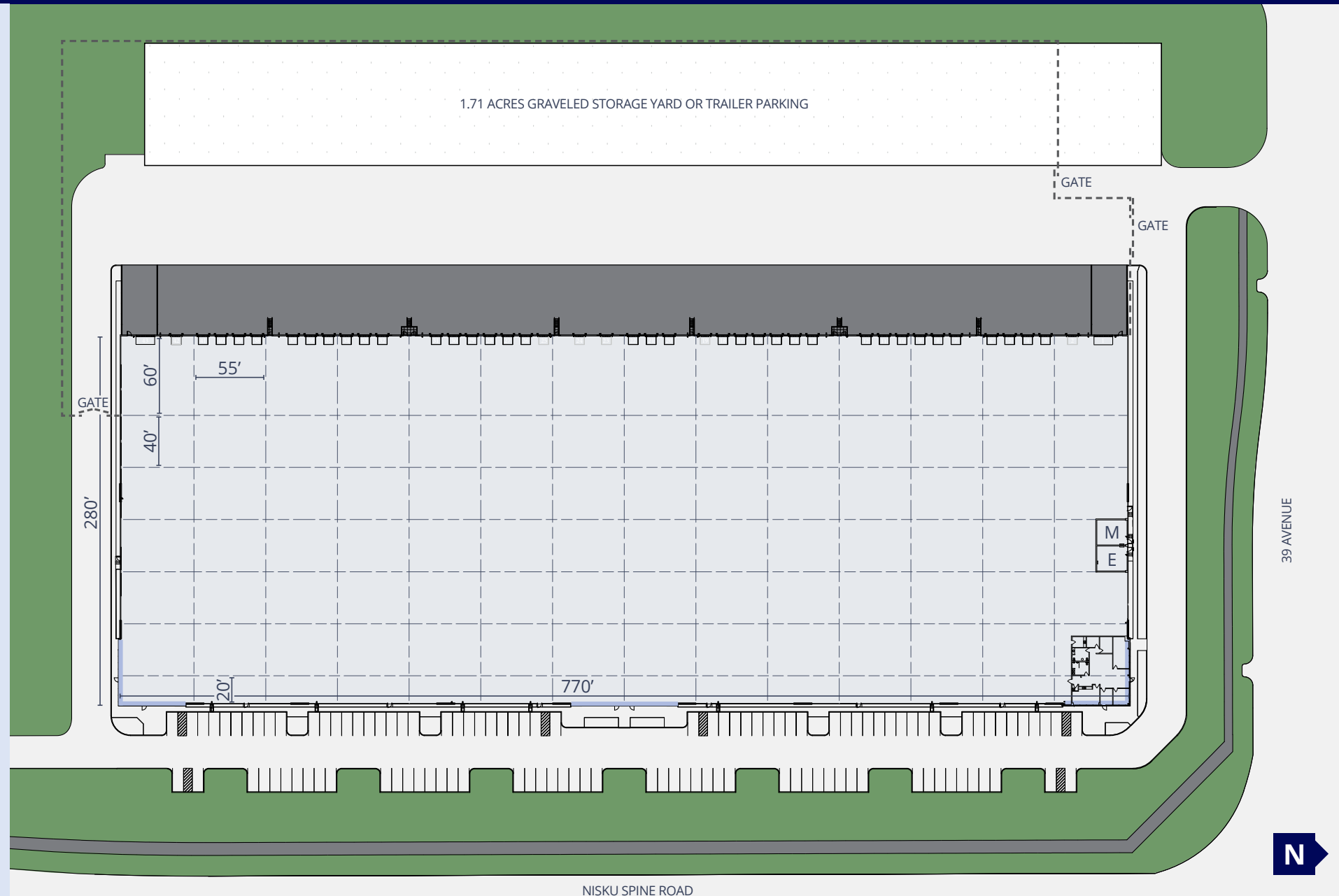


Border Business Park | Building P: Site Plan, Floor Plan & Highlights

Colliers

Site Highlights

- Drive lane around entire building
- Entire loading area enclosed within security fence w/ remote controlled entrance/exit
- 55' concrete apron
- 173 vehicle parking stalls
- 4.51 acres of marshalling/loading area, including 1.71 acres of secure graveled yard for trailer parking (approximately 50 trailers or 100 trailers double stacked) or yard storage
- Building P has achieved LEED® Silver Core & Shell Certification



NISKU SPINE ROAD

39 AVENUE

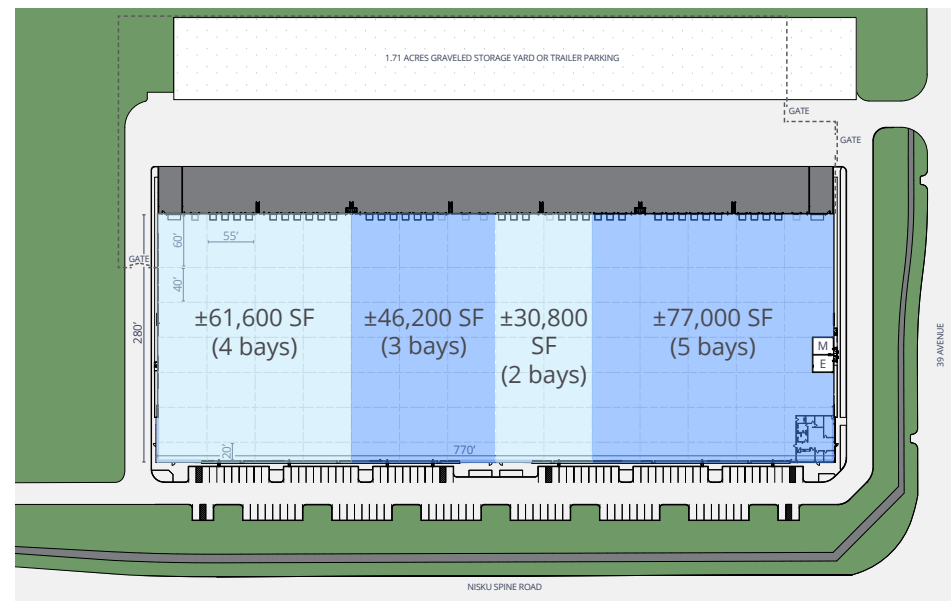
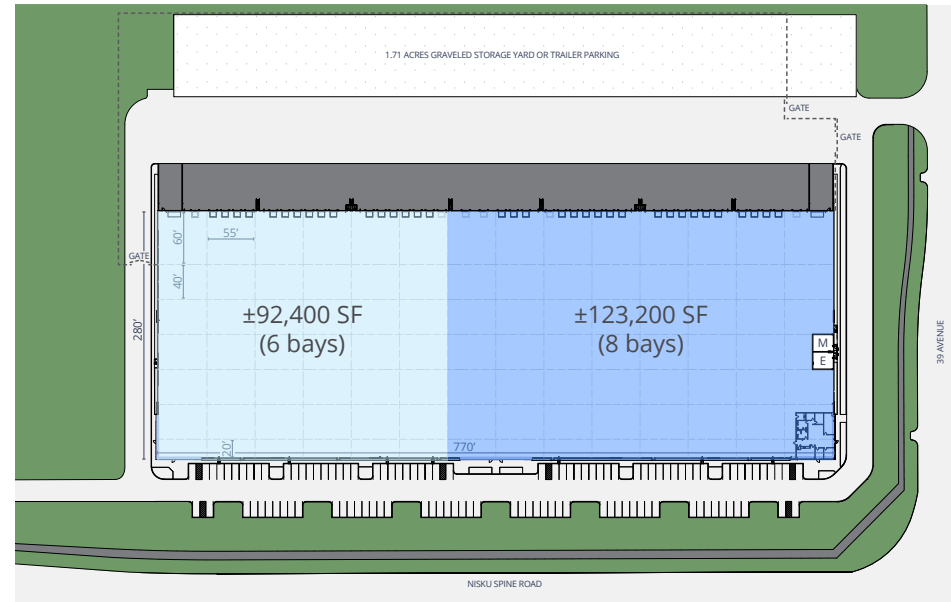
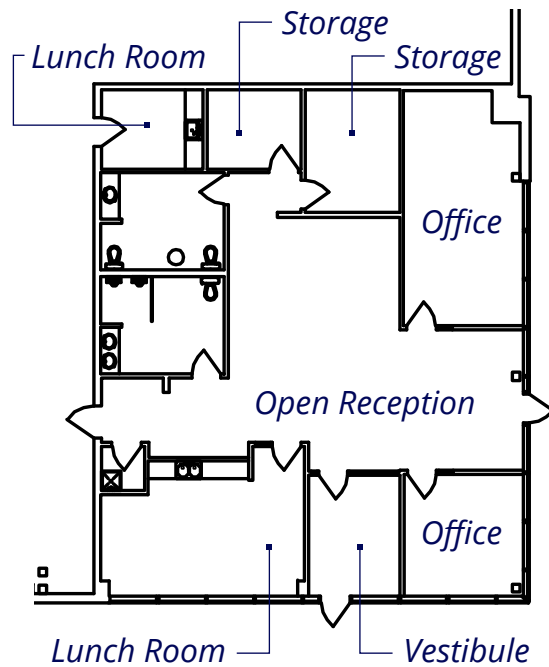
N

For Lease: **Border Business Park | Building P**

Border Business Park | Building P: Potential Demising Options

Colliers

Current Office Build Out: 2,336 SF



Demising Alternatives

- Entire property is available (219,444 SF); or
- Multiple demising options including:
 - ±30,800 SF (2 bays)
 - ±46,200 SF (3 bays)
 - ±61,600 SF (4 bays)
 - ±77,000 SF (5 bays)
 - ±92,400 SF (6 bays)
 - ±111,300 SF (7 bays)
 - ±123,200 SF (8 bays)
 - ±138,600 SF (9 bays)
 - ±154,000 SF (10 bays)
 - ±169,400 SF (11 bays)
 - ±184,800 SF (12 bays)
 - 219,444 SF (14 bays)
- Yard availability based on square footage leased

Border Business Park | Building P: Location Map

Colliers

Location Overview

Situated in Leduc County just 200 meters south of City of Edmonton boundary, Building P provides all of the property tax savings of a Leduc County location, while enjoying the benefits of such close proximity to the City including access to labour, and various services and amenities.

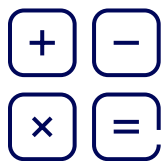
Building P benefits from quick access to the 41 Avenue Interchange, which provides seamless access to Highway 2 running south to Calgary and north to the Anthony Henday ring road, Whitemud Freeway and Edmonton's downtown business district. The location also provides quick access to Alberta's high-load and heavy-load corridor and the future CP Intermodal facility.

The traffic light controlled intersection of 41 Avenue and Nisku Spine Road includes designated left-turn lanes and advance green lights ensuring vehicle safety and efficient truck movement.

Building P fronts onto the Nisku Spine Road providing superior exposure and accessibility.



For Lease: Border Business Park | Building P



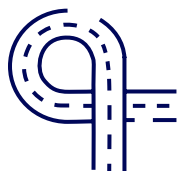
TAX ADVANTAGE

Significant property tax savings compared to the City of Edmonton - ***approximately 62% lower (2026)*** - with lower historical property tax increases since 2018.



LOCATION ADVANTAGE

3 minutes to QE II Highway, ***5 minutes*** to the Anthony Henday Ring Road & ***less than 1 minute*** to the City of Edmonton limits.



ACCESS ADVANTAGE

Exposure along Nisku's Spine Road with access/egress from the north and south ends of the site & traffic light controlled intersection in & out of the business park.



SUSTAINABILITY ADVANTAGE

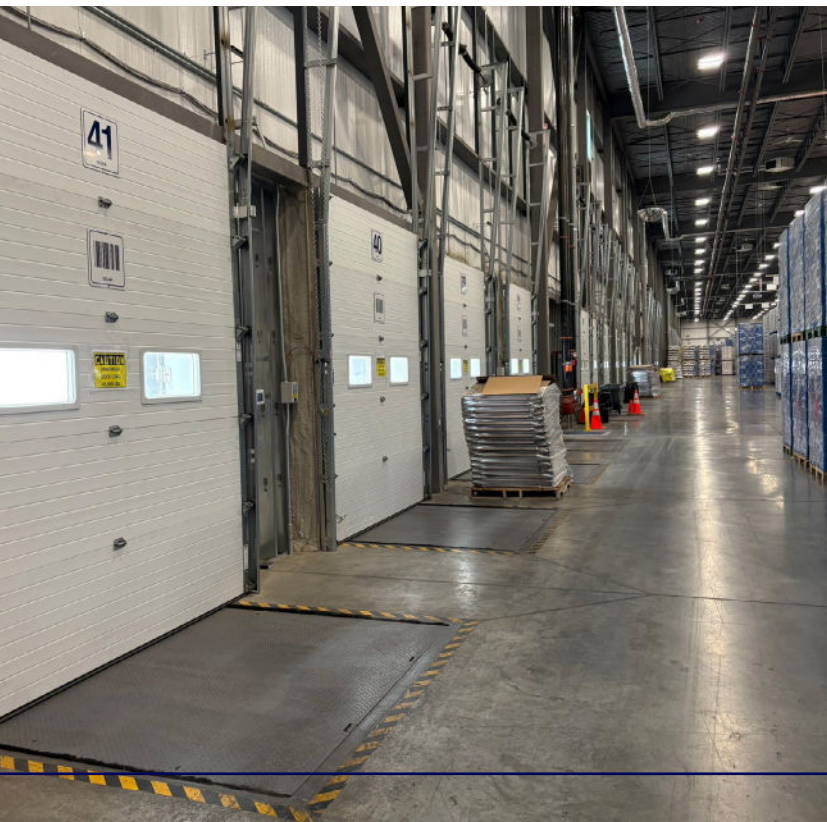
Building P has achieved ***LEED® Silver Core & Shell Certification***, recognizing the sustainable design and performance of the building's core structural elements, exterior envelope, and base building systems. Sustainable features including a 48 kW rooftop solar array, rainwater capture system for greywater use, recycled concrete yard, and Enertiv advanced energy monitoring equipment support energy efficiency, responsible resource management, reduced environmental impact, and long-term operational performance for occupiers.

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 \$1,054,644 in annual savings.

Property Photos



For Lease: **Border Business Park | Building P**

Contact Us For More Information:

Rod Connop

Executive Vice President
+1 780 940 9159
rod.connop@colliers.com

Evelyn Stolk, CCIM

Executive Vice President
+1 780 690 3224
evelyn.stolk@colliers.com

Chance Thomas

Vice President
+1 780 246 5354
chance.thomas@colliers.com

Kelly Pawlik

Vice President
+1 780 288 7272
kelly.pawlik@colliers.com



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc. 08.20.26

Hopewell 

Colliers