

219,444 SF Class "A" Warehouse with Yard

Graveled Yard for Storage or Trailer Parking

Glazing for Demising Options

Access/Egress

Perimeter Yard Lighting

Fenced, Gated & Secured Site

Solar Panels

Access/Egress

39 Avenue SW

All-directional Traffic Light Controlled Intersection

Nisku Spine Road

Exposure Along Spine Road



BORDER
BUSINESS PARK

For Lease

Border Business Park | Building P

1535 39 Avenue SW, Nisku, AB

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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.

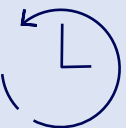
Flexible demising options from 30,800 SF up to the entire building of 219,444 SF.



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

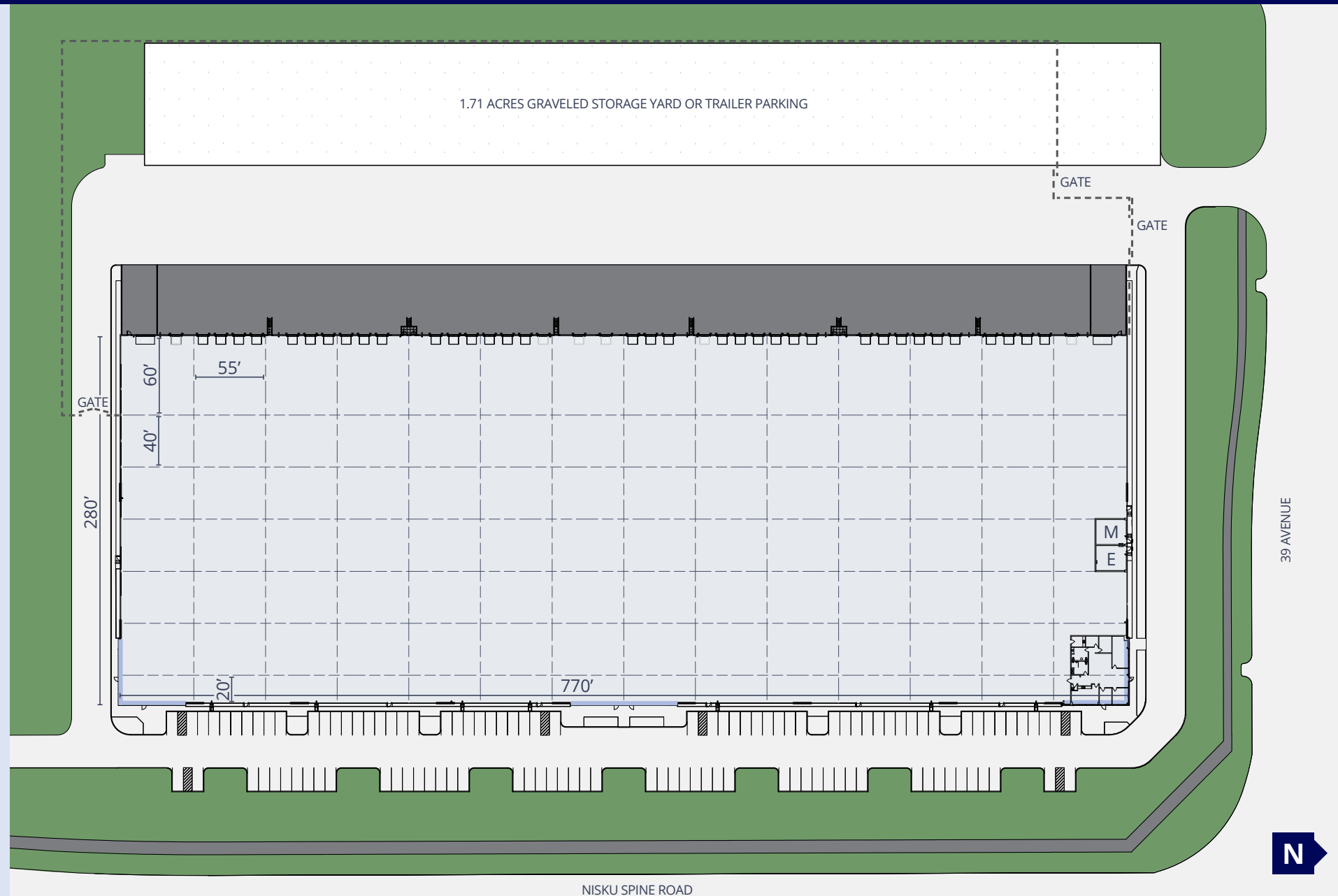


Border Business Park | Building P: Site Plan, Floor Plan & Highlights

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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 yard storage
- Building P has achieved LEED® Silver Core & Shell Certification



NISKU SPINE ROAD

39 AVENUE

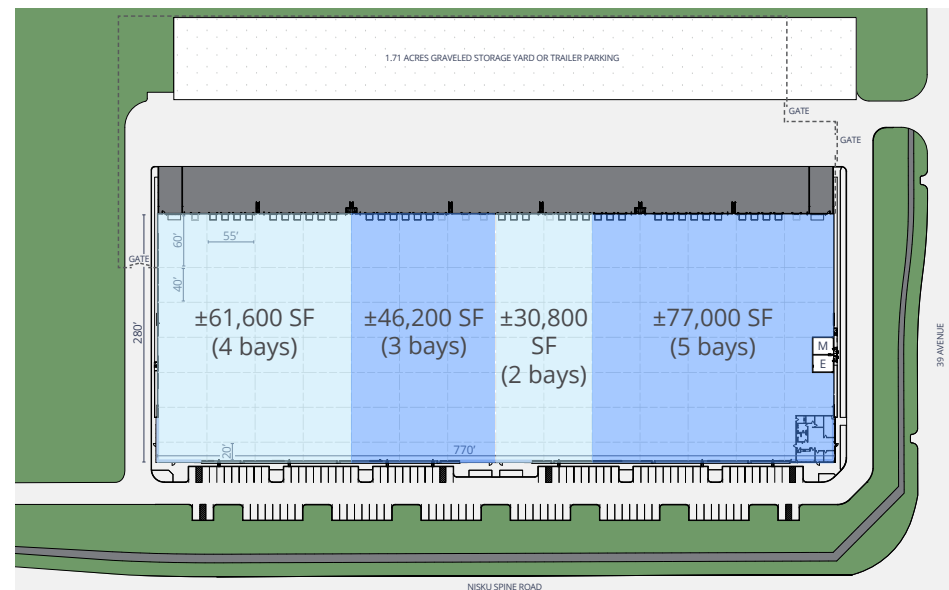
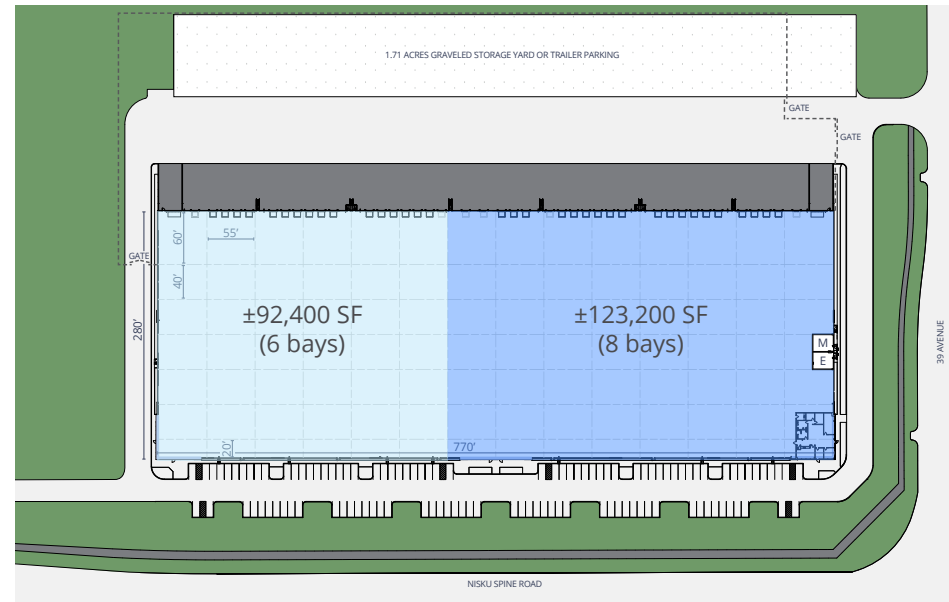
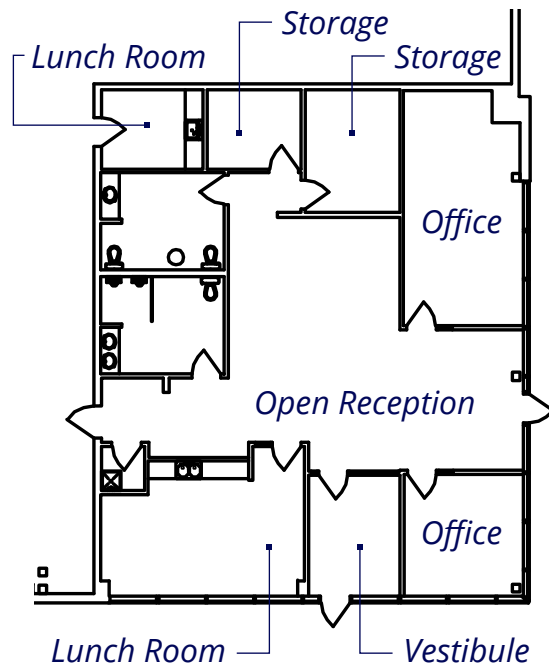
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For Lease: **Border Business Park | Building P**

Border Business Park | Building P: Potential Demising Options

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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

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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.

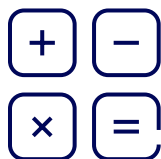
Building P benefits from quick access to the 41 Avenue Interchange, which provides seamless access to Highway 2 running south to Calgary and north to the Anthony Henday ring road, Whitemud Freeway and Edmonton's downtown business district. The location also provides quick access to Alberta's high-load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



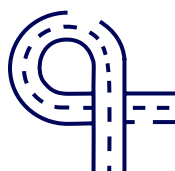
TAX ADVANTAGE

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

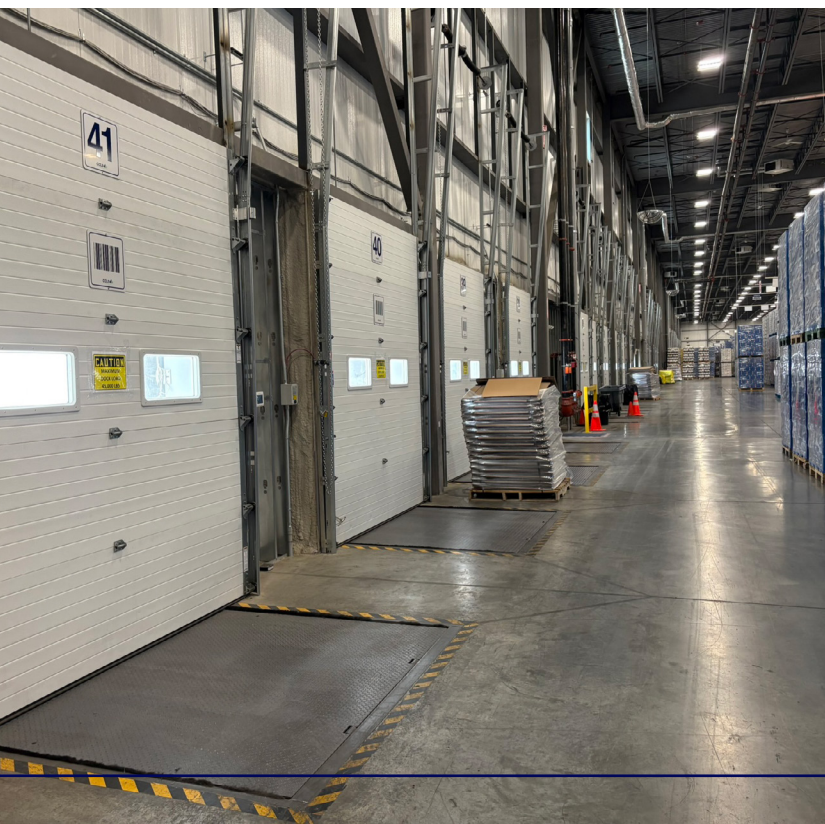
Building P has achieved ***LEED® Silver Core & Shell Certification***, recognizing the sustainable design and performance of the building's core structural elements, exterior envelope, and base building systems. Sustainable features including a 48 kW rooftop solar array, rainwater capture system for 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



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