

FOR SALE

LABORATORY & PROCESSING FACILITY

1202 8A Street, Nisku, AB



± \$6 MILLION IN BUILDING UPGRADES

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THE OPPORTUNITY

Move-in ready, state of the Art Laboratory, Processing, and Pharmaceutical grade facility up to Health Canada Standards for Laboratory Users or companies in the Cannabis, Pharmaceutical, or Agricultural Industry.



± \$6 Million in building Upgrades



Meets Health Canada Requirements for medical marijuana production & European Union Good Manufacturing Practices (EU-GMP)



Temperate and humidity control (SCADA)



Level 9 Vault as required by Health Canada for Medical Marijuana Licensing



Security Monitoring system with control room



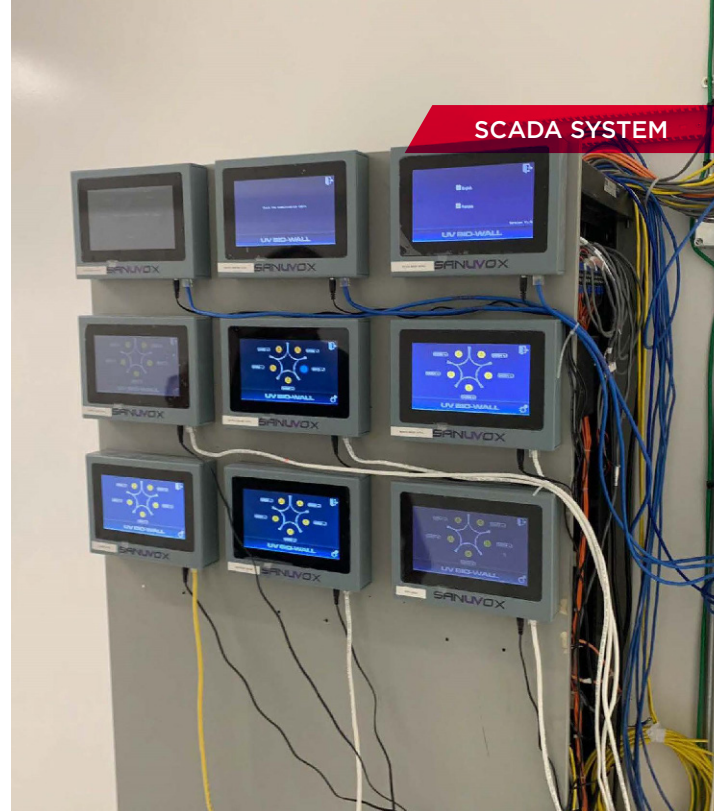
Back-up Generator



16 production chambers, drying room, cultivation lab, packaging room, preparation lab, and on site-water treatment plant



Extensive HVAC upgrades including chiller modules, filter, coaxial fan, chiller coil feed and CO2 injection valves



SCADA SYSTEM



AIR & CO2 EXCHANGE SYSTEM



WATER FILTRATION SYSTEM



PRODUCTION CHAMBER

PROPERTY DETAILS

MUNICIPAL ADDRESS
1202 8A Street, Nisku AB

LEGAL DESCRIPTION
Plan 7821344, Block 14, Lot 3

ZONING
IND - Industrial

SITE SIZE
1.26 Acres

SITE COVERAGE RATIO
37%

BUILDING AREA
4,948 SF - Main Floor Office
15,500 SF - Mezzanine
15,890 SF - Warehouse

36,388 SF - Total

POWER
1200 Amp, 600 Volt (TBC)

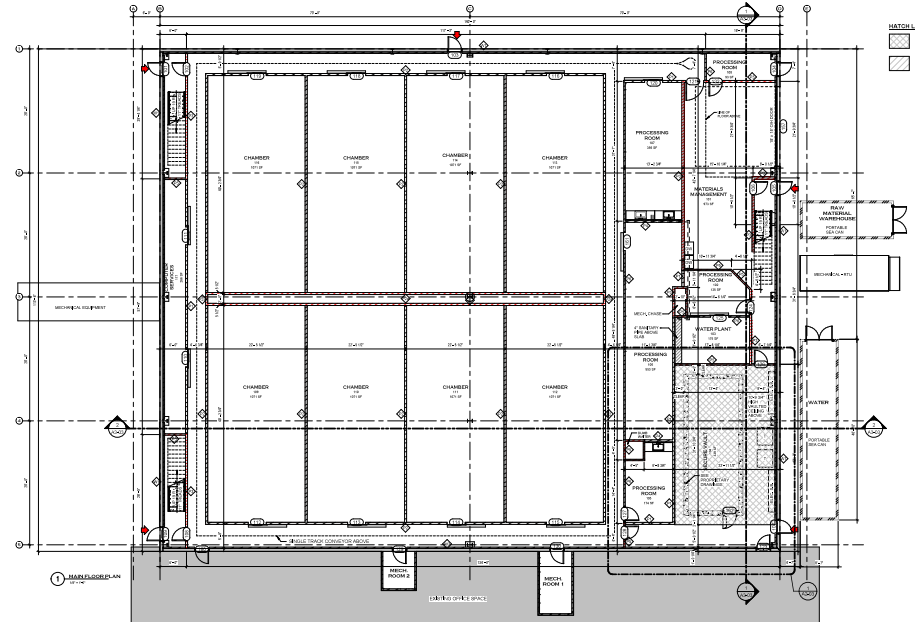
LOADING DOORS
(1) 18'x18' Grade
Two access points with
drive-around access

LIGHTING
LED

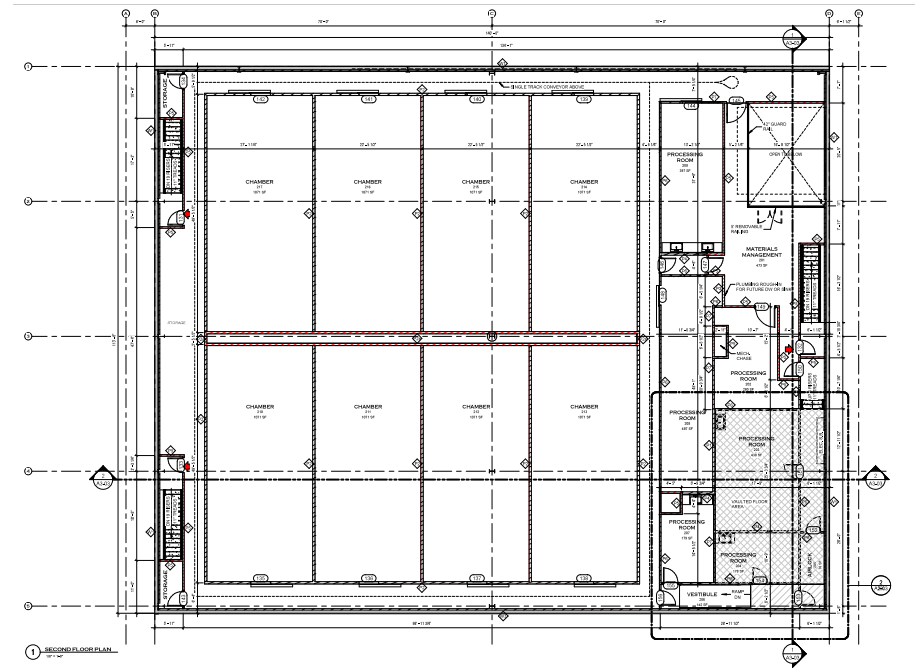
AVAILABILITY
Flexible

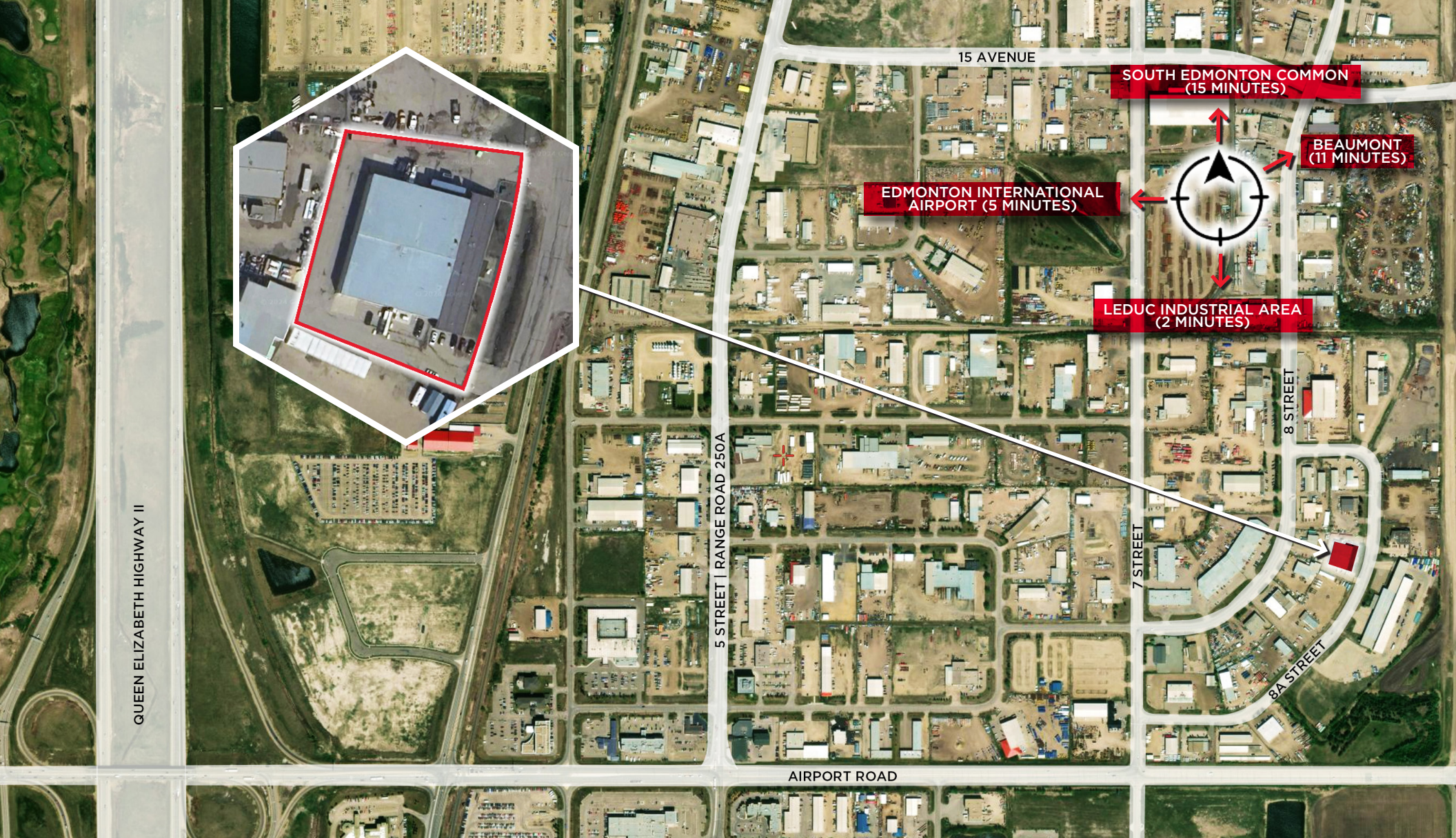
SALE PRICE
\$3,995,000.00

FLOOR PLAN | MAIN FLOOR



FLOOR PLAN | SECOND FLOOR





QUEEN ELIZABETH HIGHWAY II

15 AVENUE

SOUTH EDMONTON COMMON
(15 MINUTES)

BEAUMONT
(11 MINUTES)

EDMONTON INTERNATIONAL
AIRPORT (5 MINUTES)

LEDUC INDUSTRIAL AREA
(2 MINUTES)

5 STREET | RANGE ROAD 250A

8 STREET

7 STREET

BAS STREET

AIRPORT ROAD



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