



FOR SALE / LEASE

1401 SPARROW DRIVE

Nisku, AB

**12,000 SF FREESTANDING
BUILDING ON 2.46 ACRES**

**DOCK AND GRADE LOADING
BUILDING, READY FOR OCCUPANCY**

PRICE REDUCTION: \$3,900,000

Jeff Drouin Deslauriers, SIOR®
Associate Partner
780 701 3289
jeff.deslauriers@cwedmonton.com

Shelley Horb
Team Coordinator, Licensed
shelley.horb@cwedmonton.com

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedmonton.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. March 24, 2025

PROPERTY DESCRIPTION

MUNICIPAL ADDRESS

1401 Sparrow Drive, Nisku, AB

LEGAL DESCRIPTION

Plan: 0627117

Block: 4 | Lot: 1

YEAR BUILT

2022

MARKET

Nisku

ZONING

IND - Industrial

SITE SIZE

2.46 Acres

SITE COVERAGE RATIO

11.2%

AVAILABILITY

2,000 SF - Main Floor Office

10,000 SF - Warehouse

12,000 SF - Total

POWER

To be confirmed.

LOADING DOORS

Grade (2) 14'x14' with electric opener

Dock (2) 10'x12' with electric opener and automatic load levelers

LIGHTING

LED

HEATING

Radiant

SUMPS

Yes - two compartment sump

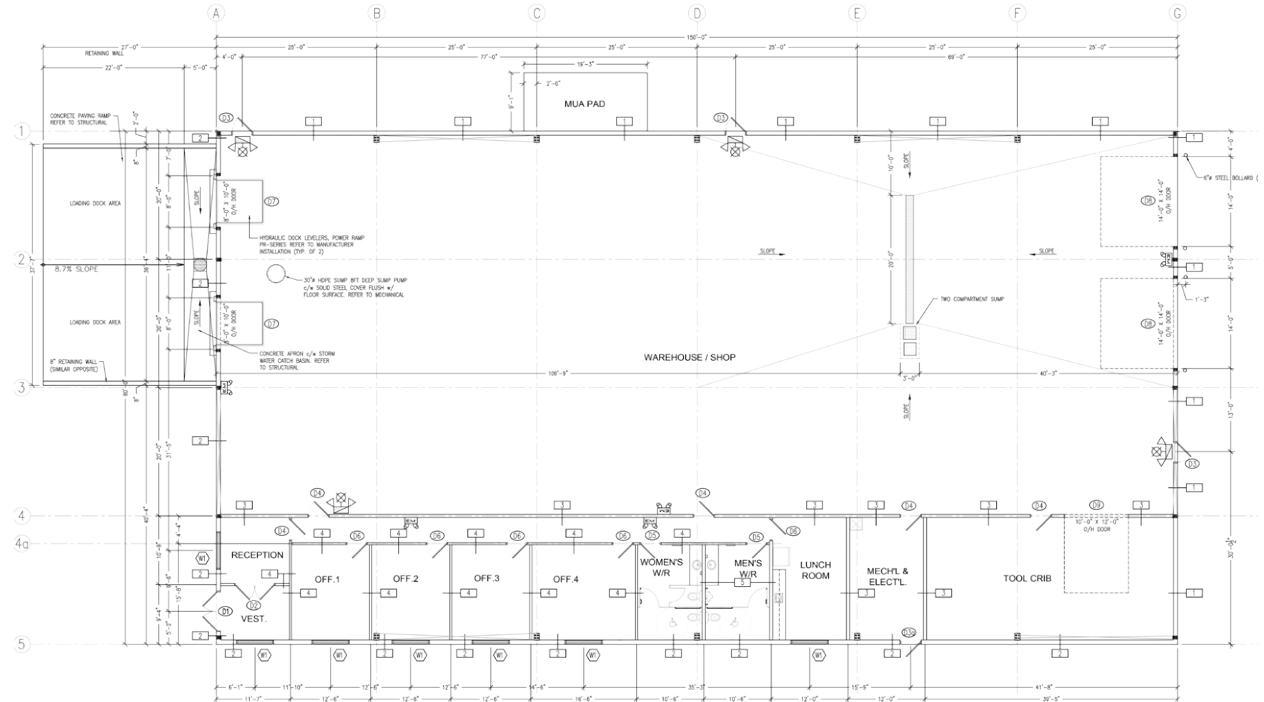
CLEAR HEIGHT

21'6" at Eaves | 29' at Centre

DUE DILIGENCE

- ESA Phase 1 (2017)
- Geo-tech report (2021)
- Right of way drawing
- Building plan
- Electrical / Mechanical stamped drawing
- Drainage channel approval and stamped document
- Occupancy inspection report stamped

FLOOR PLAN



SALE PRICE:
\$4,100,000
\$3,900,000

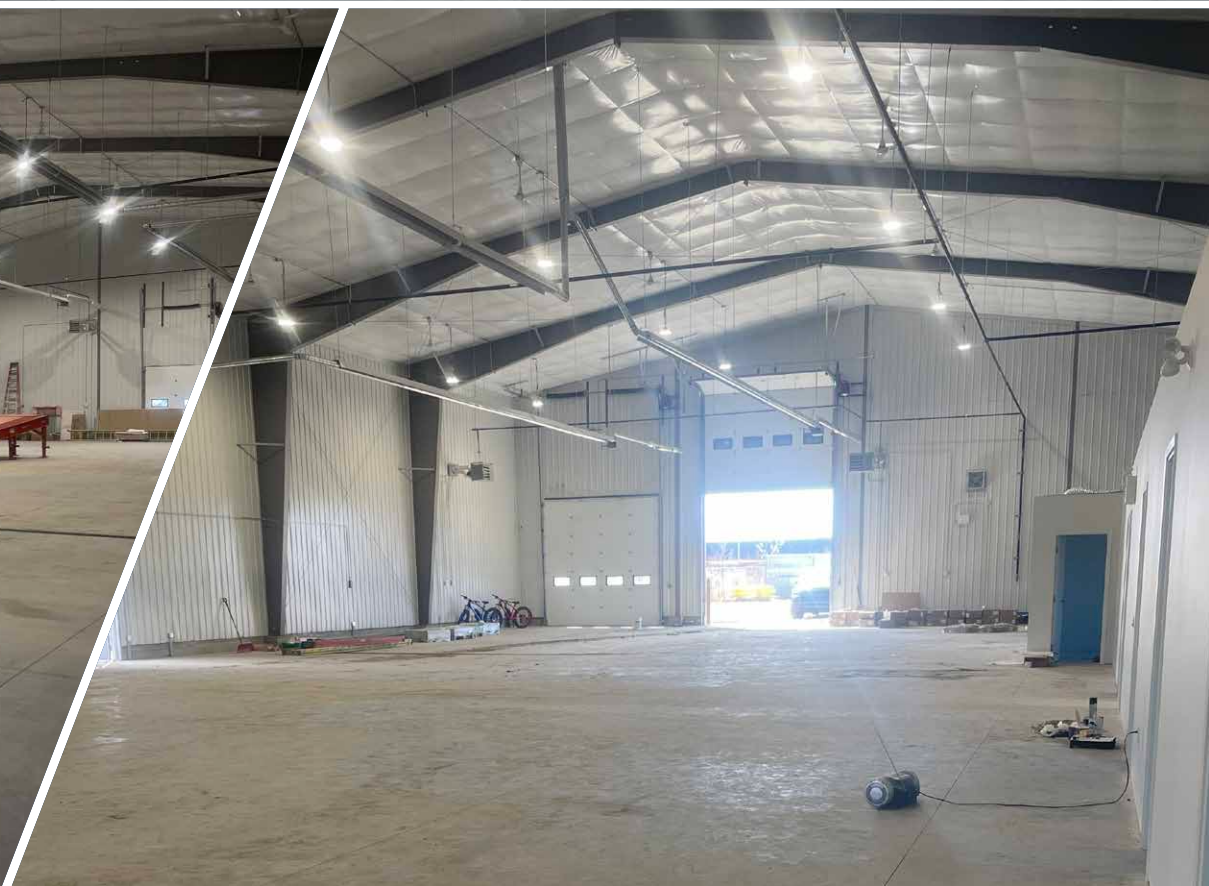
LEASE RATE:
Market

OPERATING COST:
Self-managed

AVAILABILITY:
Immediately

THE OPPORTUNITY

- Four (4) offices, washrooms, lunch room, tool crib
- 6" concrete floor
- Two (2) accesses on site
- Exposure to Sparrow Drive
- Combination of dock and grade loading

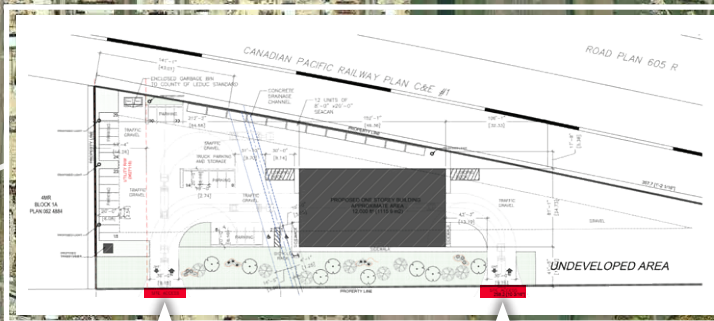


AERIAL

HIGHWAY 625

QUEEN ELIZABETH II HIGHWAY

SPARROW DRIVE



AIRPORT ROAD



Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Jeff Drouin Deslauriers, SIOR®
Associate Partner
780 701 3289
jeff.deslauriers@cwedm.com

Shelley Horb
Team Coordinator, Licensed
shelley.horb@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance.
No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. March 24, 2025.