

NISKU'S LAST REMAINING LANDMARK PARCEL COMES TO MARKET

The section of land located between the QE II Highway and Sparrow Drive, just north of Airport Road has been a prime target for development for the past decade, and is now finally being brought to market. Known as 'The Landing', the site offers 107 acres of Service Commercial (CS) zoned development land, which allows for a variety of uses, including commercial retail service, business office and other retail applications.

As the last remaining parcel on the interior of the Nisku business park (the land immediately to the west of the QE II being owned by the Edmonton International Airport), the site offers some of the best opportunities for high profile retail and light business left in the surrounding area. This advantage in land scarcity is also enhanced by the ever increasing traffic levels on the QE II which currently sees over 80,000 vehicles per day, offering unprecedented viewership value for high profile signage.

The site's Vendor has opted for a proposal call process, which will require submitting a bid. A deadline has not been set, but is anticipated for summer 2014.

For more information visit www.thelandingnisku.com



Average Asking Net Rental Rate by Bay Size

	Northwest		Southeast		Northeast		Central		Leduc/Nisku		Sherwood Park		Acheson		St. Albert	
Range SF	Net Rent		Net Rent		Net Rent		Net Rent		Net Rent		Net Rent		Net Rent		Net Rent	
0- 5,000	\$10.50	■	\$11.00	▼	-		\$14.25	▲	\$13.75	▲	\$12.00	▼	\$8.50	■	\$14.00	▲
5,001 - 10,000	\$10.00	▲	\$11.50	▼	\$3.25	▼	\$10.00	■	-		\$13.00	■	-		-	
10,001 - 20,000	\$10.50	▲	\$10.50	▲	\$7.50	▲	\$15.75	▲	\$17.75	▲	\$13.50	■	-		\$12.00	■
20,001 - 50,000	\$9.00	▲	\$11.25	▲	\$6.50	■	\$7.50	■	\$13.50	■	\$10.00	▼	-		-	
50,001 & up	\$9.50	▼	\$7.50	■	-		\$12.00	■	\$14.25	▲	-		-		-	

Note: These figures are an averaged representation of market prices.

Vacancy Report

District/ Class	Inventory (sf)	Direct Lease (sf)	Sublease (sf)	Vacancy Overall	Vacancy Direct	Vacancy Sublease	Serviced Land Cost (\$ per acre)
City							
Southeast	45,307,813	1,172,986	214,720	3.1%	2.6%	0.5%	\$775,000
Northwest	46,585,285	1,403,434	151,105	3.3%	3.0%	0.3%	\$675,000
Northeast	6,253,360	65,342	21,000	1.4%	1.0%	0.3%	\$575,000
Central	3,742,143	143,310	-	3.8%	3.8%	0.0%	-
Edmonton Total	101,888,602	2,785,072	386,825	3.1%	2.7%	0.4%	
Surrounding Districts							
Acheson	1,630,109	19,275	-	1.2%	1.2%	0.0%	\$425,000
Spruce Grove	1,253,536	-	-	0.0%	0.0%	0.0%	\$350,000
Stony Plain	256,955	-	-	0.0%	0.0%	0.0%	\$350,000
Sherwood Park	4,002,500	75,325	-	1.9%	1.9%	0.0%	\$550,000
Nisku/Leduc	8,695,455	439,288	-	5.1%	5.1%	0.0%	\$525,000
Surrounding Total	15,838,555	533,888	-	3.4%	3.4%	0.0%	
Overall Total	117,727,157	3,318,960	386,825	3.1%	2.8%	0.3%	

New Construction Caters to Smaller Tenants

Industrial development in Edmonton over the past five years has primarily been driven by large tenants looking for spaces in excess of 20,000 square feet (sf). This focus however has often left smaller firms high and dry when looking for modern, high quality space. New projects in the city's northwest are taking on this demand for smaller tenants, with buildings developed from the ground up to be demisable as small as 3200 sf. These more versatile locations such as **Commerce West Business Park** or **Pinnacle Park Phase I** allow tenants to perfectly customize their space, and avoid taking too much or too little under lease to meet their needs. They also afford smaller companies the prestige of a new building with contemporary amenities and progressive design.

NOTABLE LEASE TRANSACTIONS

	Location	Type	Specialty	Size (sf)	Tenant
	CityView Business Park Buildings 11 & 9 6304 Roper Road	New Build	Single Tenant Building	242,000	Shell
	Cornerstone Business Park Whitemud & 34th Street	New Build	Multi-Tenant Building	59,194	AIV International
	Former Vicwest Steel 18028 - 114 Avenue	Existing Development	Single Tenant Building	55,849	City of Edmonton
	Cornerstone Business Park Whitemud & 34th Street	New Build	Multi-Tenant Building	34,602	WFF Fittings & Flanges
	Yellowhead Transport Depot Building D 184 Street & 124 Avenue	Existing Development	Multi-Tenant Building	30,800	McIlveen Lumber

NOTABLE BUILDING SALE TRANSACTIONS

	Location	Subdivision	Zoning	Property	Sale Price	Unit Price	Vendor	Purchaser
	18003 - 114 Avenue	Edmiston Industrial	IM	215,909 sf on 10.43 Acres	\$26,240,000	\$121.53 psf	City West Equities Inc.	186th Street Edmon-ton Investments Inc.
	13940 Yellowhead Trail	Brown Industrial	IM	450,688 sf on 26.32 Acres	\$22,500,000	\$49.92 psf	Canada Safeway ULC	Snowcat Property Holdings Limited.
	11604 - 181 Street	Edmiston Industrial	IM	246,000 sf on 13.17 Acres	\$21,827,556	\$88.73 psf	GE Canada Real Estate Holding	Standard Life Assurance Company
	9404 - 39 Avenue	Strathcona Industrial Park	IB	98,857 sf on 5.90 Acres	\$18,300,000	\$185.12 psf	Eskimo Equities Inc.	186th Street Edmon-ton Investments Inc.
	10930 - 184 Street	White Industrial	IM	163,596 sf on 10.92 Acres	\$13,020,000	\$79.59 psf	Eskimo Equities Inc.	186th Street Edmon-ton Investments Inc.

NOTABLE LAND SALE TRANSACTIONS

Location and Subdivison	Sale Date	Land Size (acres)	Sale Price	Unit Price (Acre)	Purchaser
36 Street & 75 Avenue Leduc	October 16 th 2013	38.40	\$17,100,000	\$445,312	Savanna Energy Services Corp.
18404 104 Avenue Sunwapta Industrial	January 15 th 2014	21.97	\$12,000,000	\$546,199	1784777 Alberta Ltd.
2540 Aurum Road Clover Bar	February 26 th 2014	30.79	\$12,000,000	\$389,737	Global Energy ULC.
Buckingham Drive & Broadview Drive Sherwood Park	October 31 st 2013	13.52	\$7,233,200	\$535,000	Volker Stevin Highways Ltd.
Buckingham Drive & Broadview Drive Sherwood Park	October 21 st 2013	12.55	\$6,777,000	\$540,000	Chester Developments Ltd.

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