

FOR LEASE

NISKU INDUSTRIAL FACILITY

1707-8 Street, Nisku, Alberta



HIGHLIGHTS

- 22,928 sq ft (+/-) industrial shop facility comprised of 19,728 sq ft shop and 3,200 sq ft office
- Up to 4 acres (+/-) of usable yard space
- 20-ton, 10-ton & 5-ton exterior cranes in yard
- Covered crane loading area
- Multiple interior bridge and jib cranes (8 in total)
- Heavy power suitable for manufacturing
- Excellent access to major transportation routes including Airport Road, QE II and 9th Street (Spine Road)

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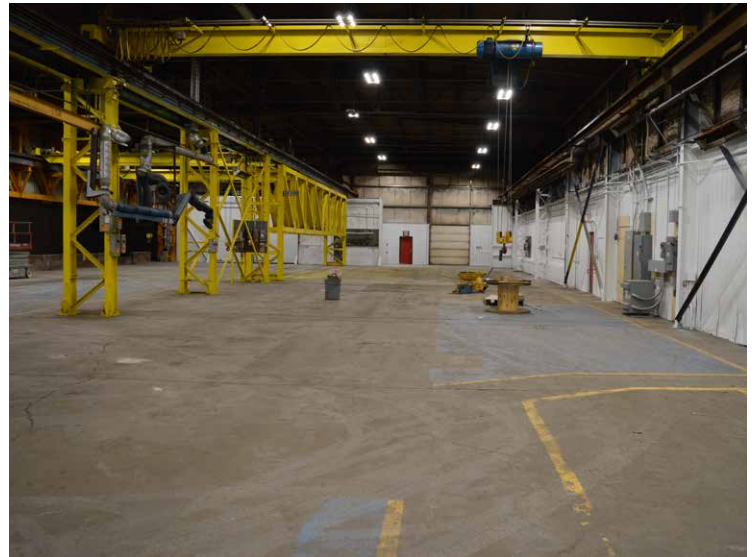
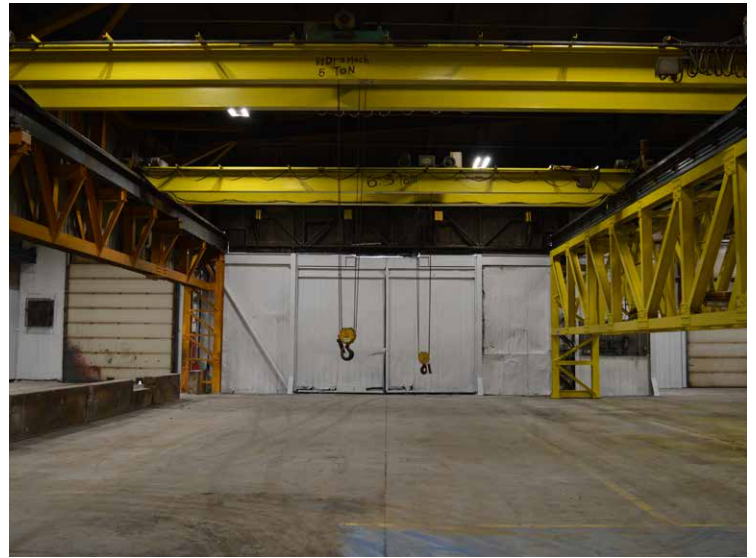
ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
6940-76 Avenue NW Edmonton, AB T6B 2R2

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PROPERTY DETAILS

MUNICIPAL ADDRESS	1707-8 Street, Nisku, AB
LEGAL DESCRIPTION	Plan:7520436; Block: 6; Lots: 7 & 8
ZONING	IND - Industrial
TYPE OF SPACE	Industrial
OFFICE	3,200 sq ft (+/-)
SHOP	19,728 sq ft (+/-)
TOTAL	22,928 sq ft (+/-)
SITE SIZE	4 acres useable yard (+/-)
GRADE LOADING	(1) grade door (16' x 20') (1) grade (16' x 15') (1) grade (10' x 10') (4) grade (proposed)
CRANES	(1) 6.3-ton (3) 5-ton (1) 3.2-ton (3) jib cranes (1-ton) (1) exterior 20-ton (1) exterior 10-ton (1) exterior 5-ton
CRANE SPAN	38' 8" 16' under hook
HEATING	HVAC in office Radiant in shop
POWER	480V, 400 amp, 3 Phase (TBV)
CEILING HEIGHT	21' 6"
YEAR BUILT	1976 (original) 1999 (office addition)



FINANCIALS

LEASE RATE	\$11.00/sq ft Bring Offers!
OPERATING COSTS	\$2.00/sq ft (2019 est.)
TERM	Negotiable
POSSESSION	Immediate

ADDITIONAL INFO

- 7 fume extraction arms
- Exhaust fans

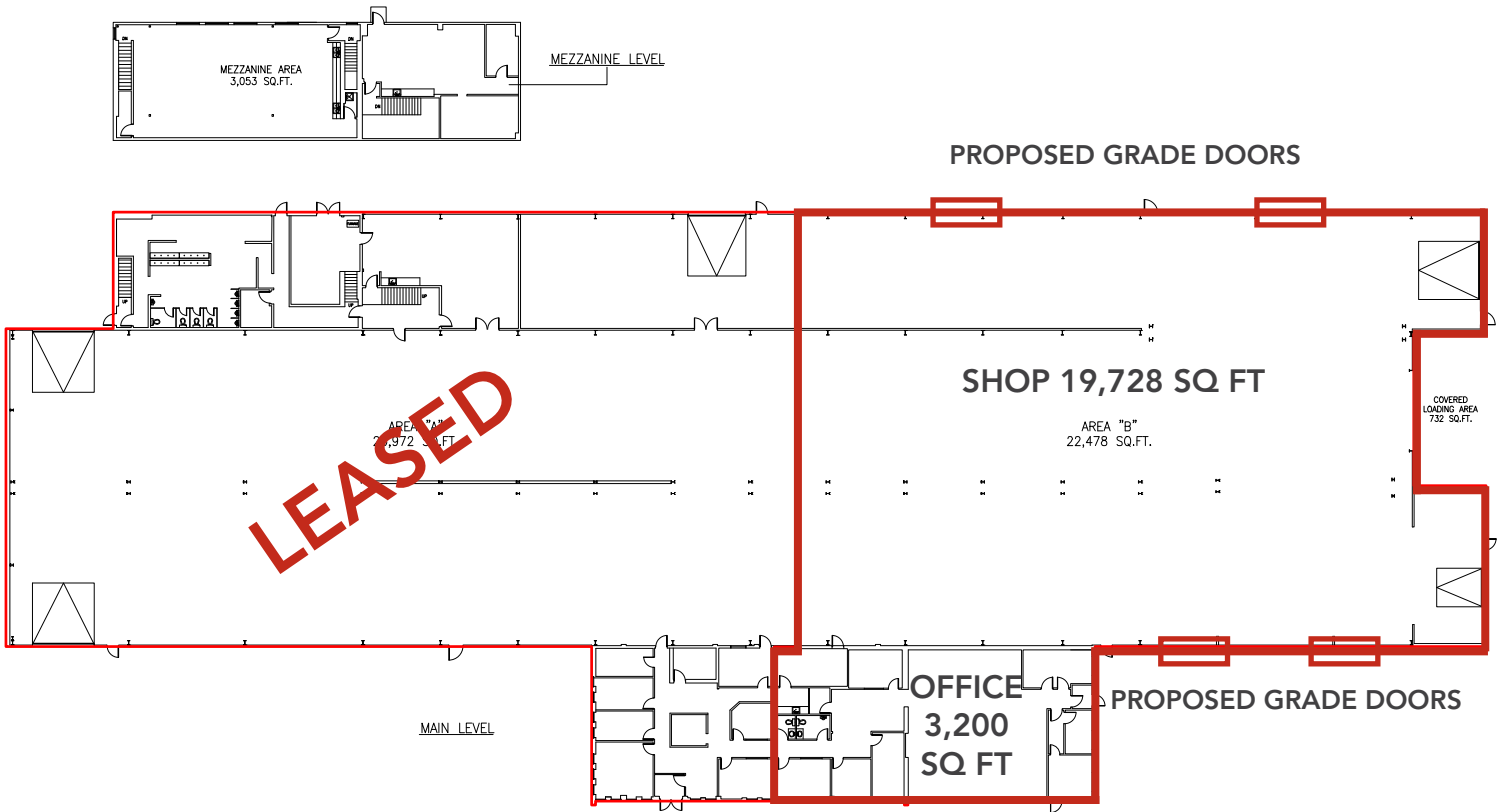


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MAIN FLOOR PLAN

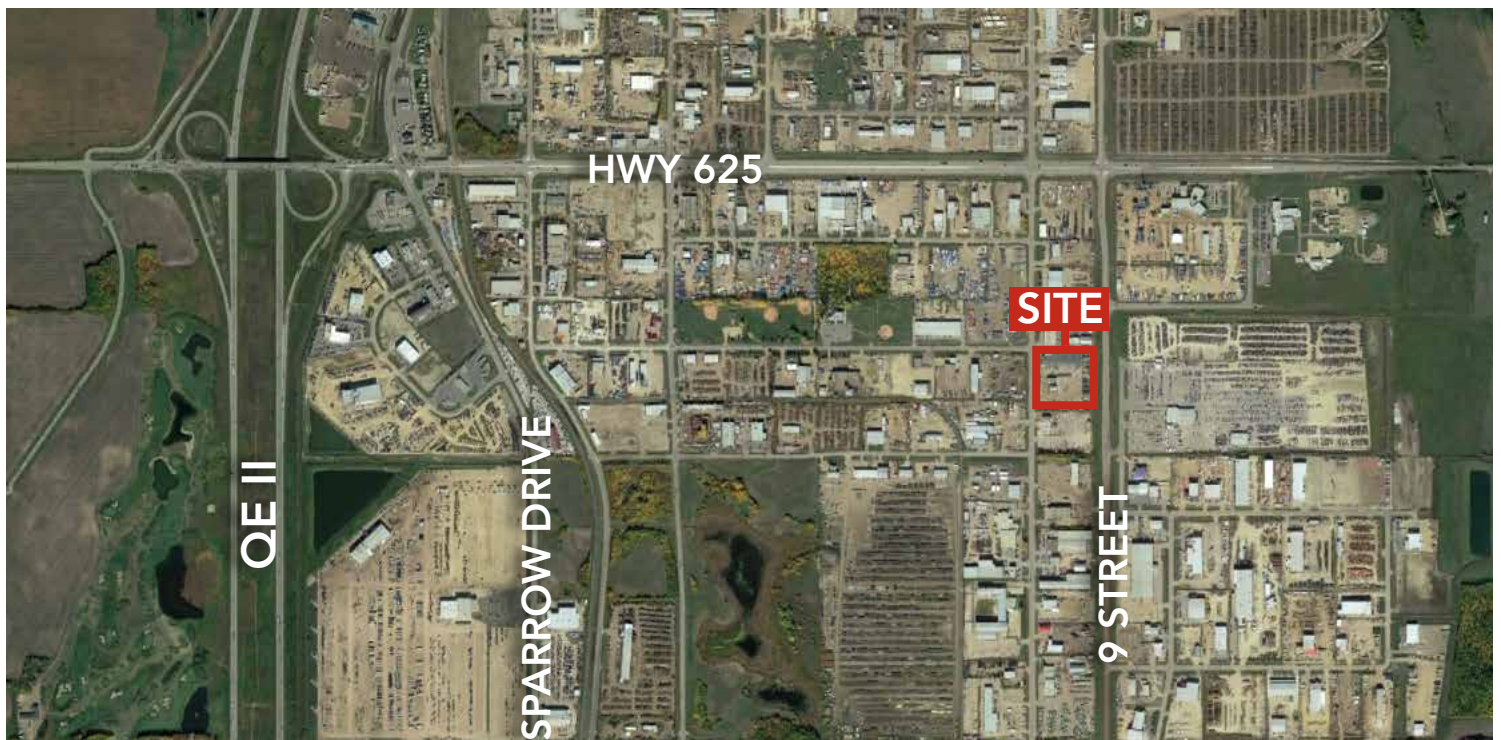
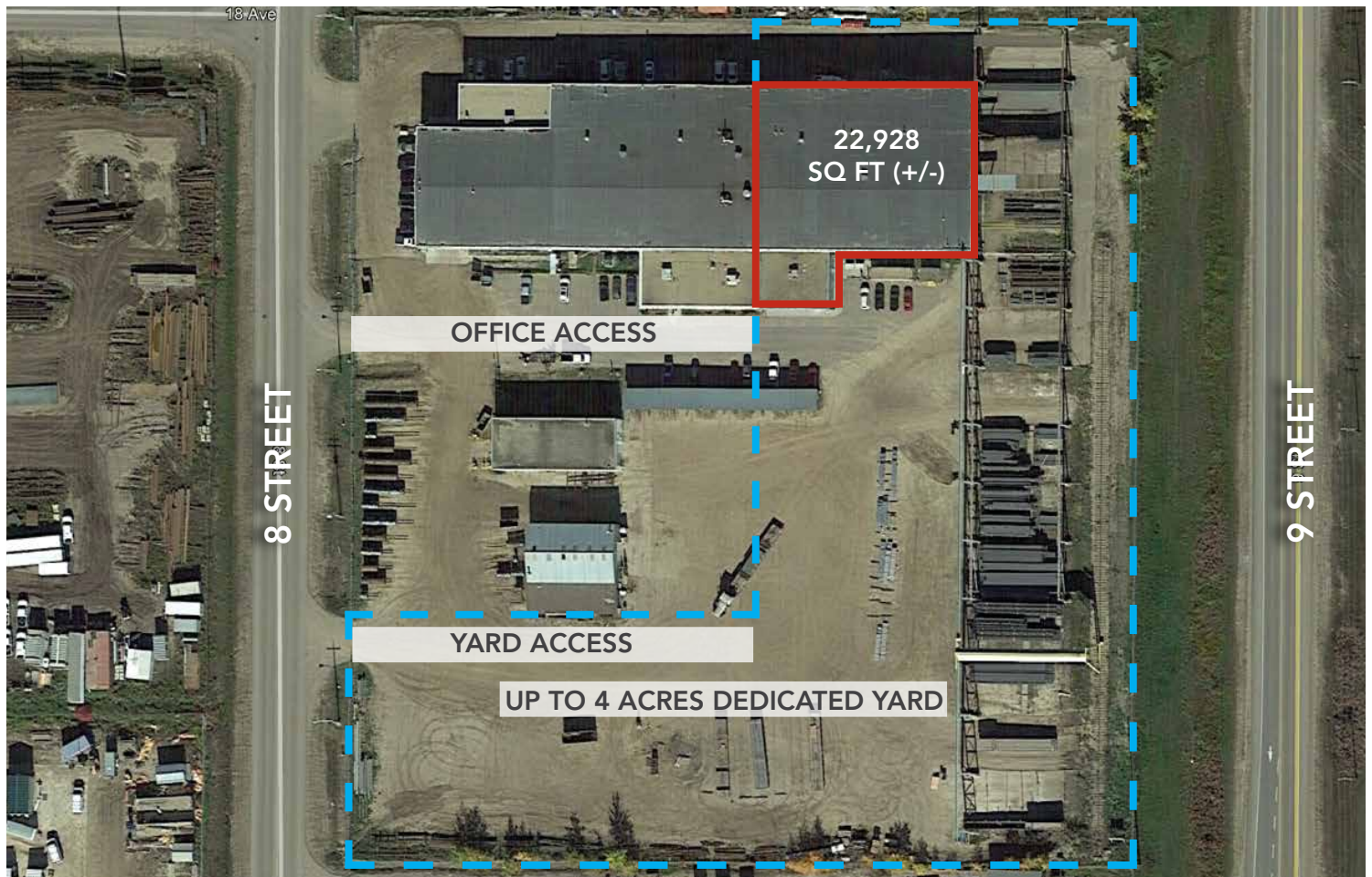


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PROPERTY LOCATION



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