

FOR SALE OR LEASE

NISKU INDUSTRIAL FACILITY

2802-5 Street, Nisku, AB

EXPOSURE TO
QE II HIGHWAY



HIGHLIGHTS

- 58,000 sq ft on 3.53 Acres ±
- Ideal for manufacturing, fabrication, service or warehousing
- Shop features heavy power, make up air, drive-thru grade loading and exterior craneway & sumps
- Fully paved yard is fenced and gated with 2 access points
- Excellent access to Spine Road & QE II, minutes to Edmonton



CONTACT

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ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038-51 Avenue NW, Edmonton, AB T6E 5X4

royalparkrealty.com

For Sale or Lease | Industrial Facility in Nisku with QE II Exposure

- Make up air system
- Multiple OH cranes
- Exterior craneway
- Oversized grade loading
- Extensive power distribution
- Dual access yard
- Fibre optic internet
- Sprinklered
- FOB access



Property Information

MUNICIPAL ADDRESS	2802-5 Street, Nisku, AB
LEGAL DESCRIPTION	Plan: 0623044; Block: 3; Lot: 27
ZONING	IND (Industrial)
OFFICE	3,000 sq ft
WAREHOUSE	55,000 sq ft
BUILDING SIZE	58,000 sq ft ±
SITE SIZE	3.53 Acres ±
BUILT	2007
PARKING	26 energized stalls
GRADE LOADING	3 - 16' x 18'
CRANES	(6) bridge cranes & (2) jib cranes
EXTERIOR CRANE	Crane rail w/ 2 - 17' x 19' sliding doors
POWER	3,200 Amp, 480 Volt
SUMPS	Dual compartment
CEILING HEIGHT	18' under hook, 20' to bridge, 26' clear

Financial Information

SALE FINANCIALS

Sale Price:	\$8,200,000 (<i>\$141.00/sq ft</i>)
Property Taxes:	\$72,762.17 (<i>2021 per annum</i>)

LEASE FINANCIALS

Lease Rate:	\$9.75/sq ft (net)
Operating Costs:	\$1.25/sq ft (<i>property taxes</i>)
Term:	5 - 10 years
Occupancy:	90 days



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Office:

3,000 sq ft ±

Build out includes:

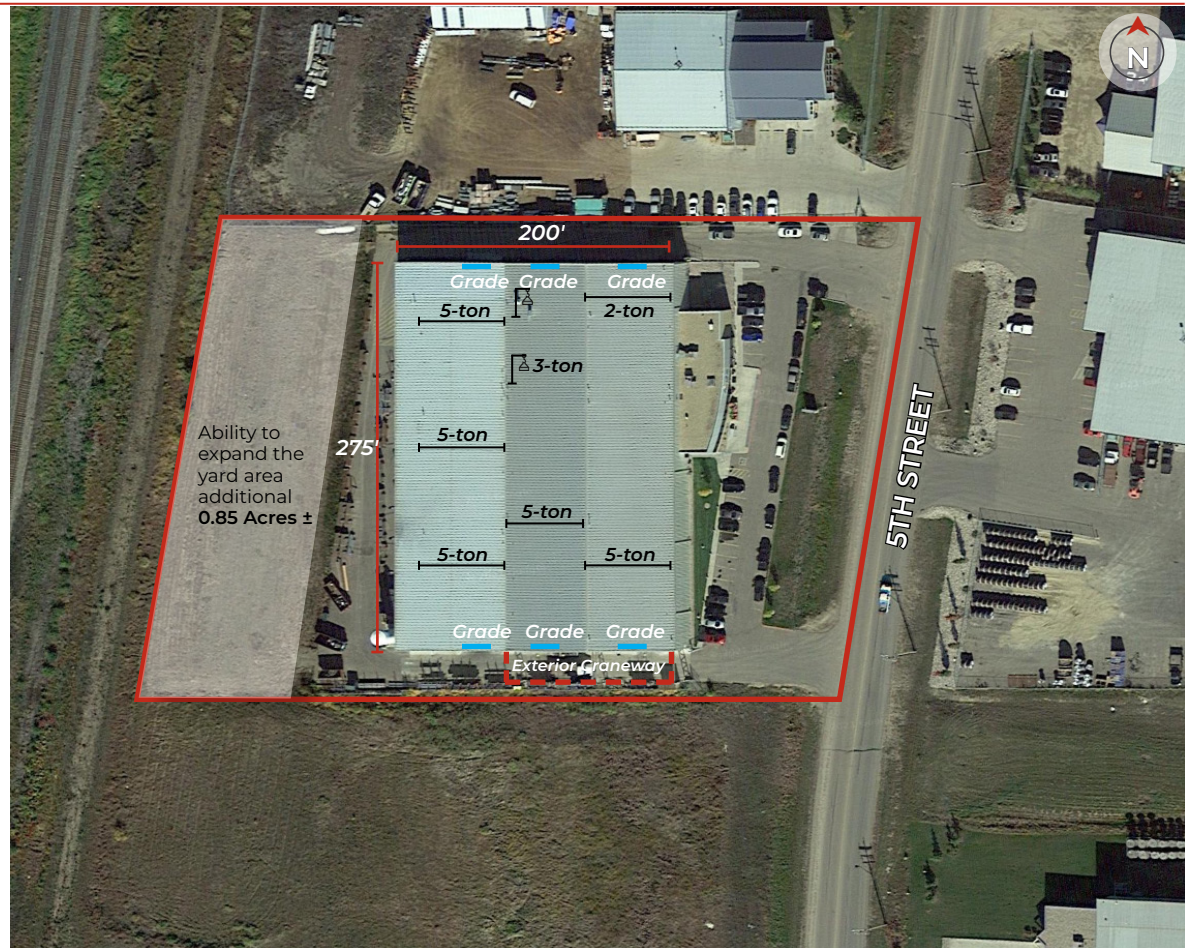
- Reception
- Boardroom
- 6 Offices
- 2 Washrooms
- Server Room
- Lunchroom
- Storage Room
- Copy Room

Shop:

55,000 sq ft ±

Build out includes:

- 2 Offices
- Lunchroom
- Locker Room
- 3 Washrooms
- Storage Rooms
- Storage Mezzanine



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SPRINKLERED



3,200 AMP
600 VOLT



5 - 5 TON CRANES
1 - 2 TON CRANE
2 - 3 TON CRANES



GRADE LOADING
(DRIVE THRU)



DUAL
COMPARTMENT
SUMPS



MAKE UP AIR
SYSTEM

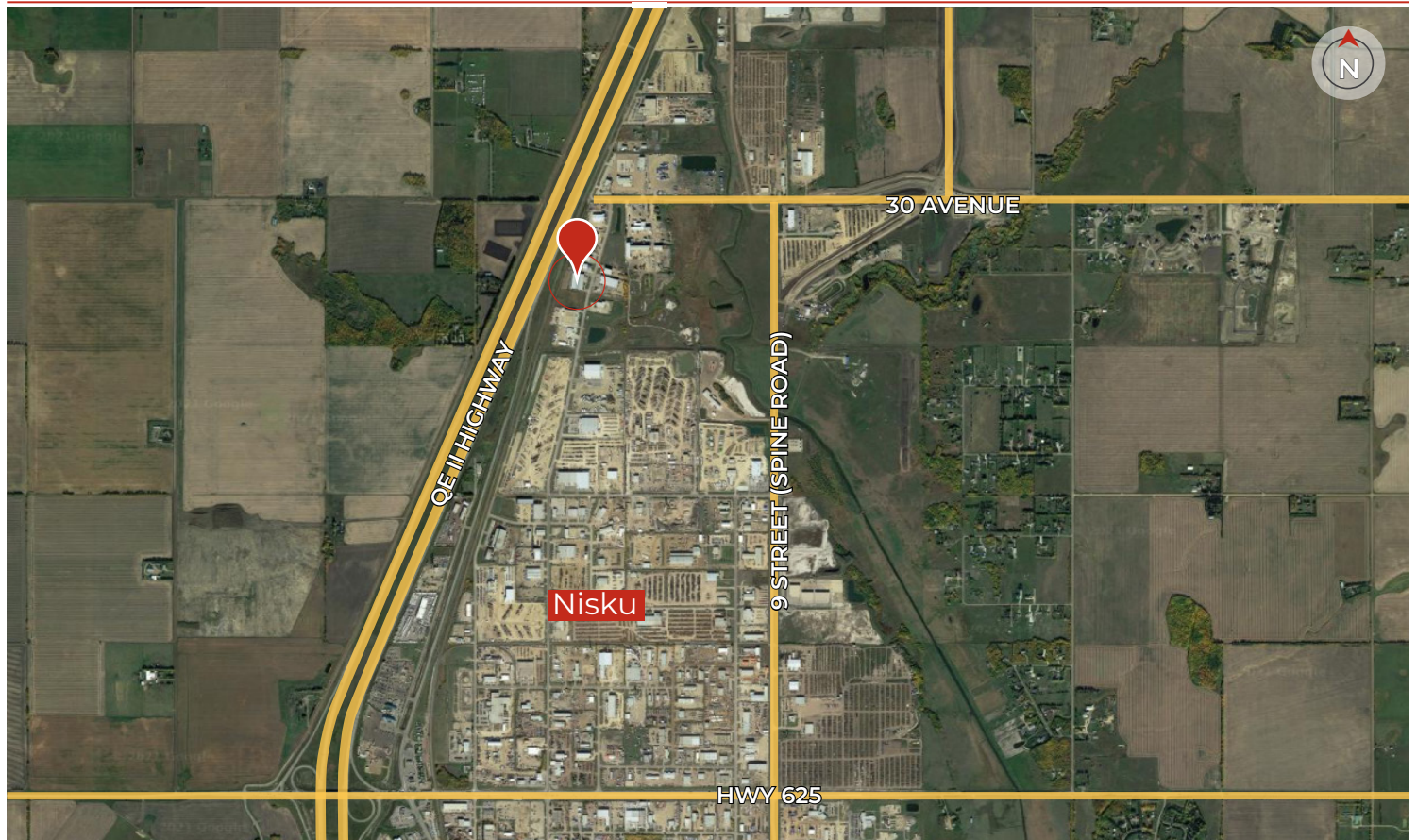


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Located in North Nisku. Fronting 5th Street, accessible from Spine Road (9th Street), providing easy access. Minutes to the QE II & Anthony Henday. Close proximity to a variety of amenities and industries. The region has evolved into an integral centre for growth in Alberta and Canada's economy. Leduc County provides competitive tax rates and supports economic growth.

*Quality Based on **Results**, Not **Promises**.*

Contact Our Team For More Information

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