

# FOR LEASE

## NISKU INDUSTRIAL BAY

#15, 1906-4 Street, Nisku, AB



### HIGHLIGHTS

- 2,500 ± sq ft industrial shop/office space
- Grade loading
- 2 ton crane
- Fenced, gated rear yard space
- Direct exposure to HWY 625
- Excellent access to Sparrow Drive, QE II and 5th Street
- New T8 lighting, recently painted

### CONTACTS

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## PROPERTY DETAILS

<b>MUNICIPAL ADDRESS</b>	#15, 1906-4 Street, Nisku, Alberta
<b>LEGAL DESCRIPTION</b>	Plan: 0822242; Unit: 12
<b>ZONING</b>	Industrial
<b>UNIT 15</b>	2,500 ± sq ft
<b>CEILING HEIGHT</b>	23' 11"
<b>POWER</b>	125 amp/120 volt
<b>LOADING</b>	12' x 10' grade
<b>HEATING</b>	Forced air

## ADDITIONAL INFO

- Fenced, gated rear yard space
- Certified 2 ton crane
- Office build out
- 250 sq ft of mezzanine (lunchroom/storage)

## FINANCIALS

<b>LEASE RATE</b>	\$14.50/sq ft
<b>OPERATING COSTS</b>	\$4.80/sq ft (includes condo fees, taxes and insurance)
<b>TERM</b>	5 years
<b>POSSESSION</b>	Immediate

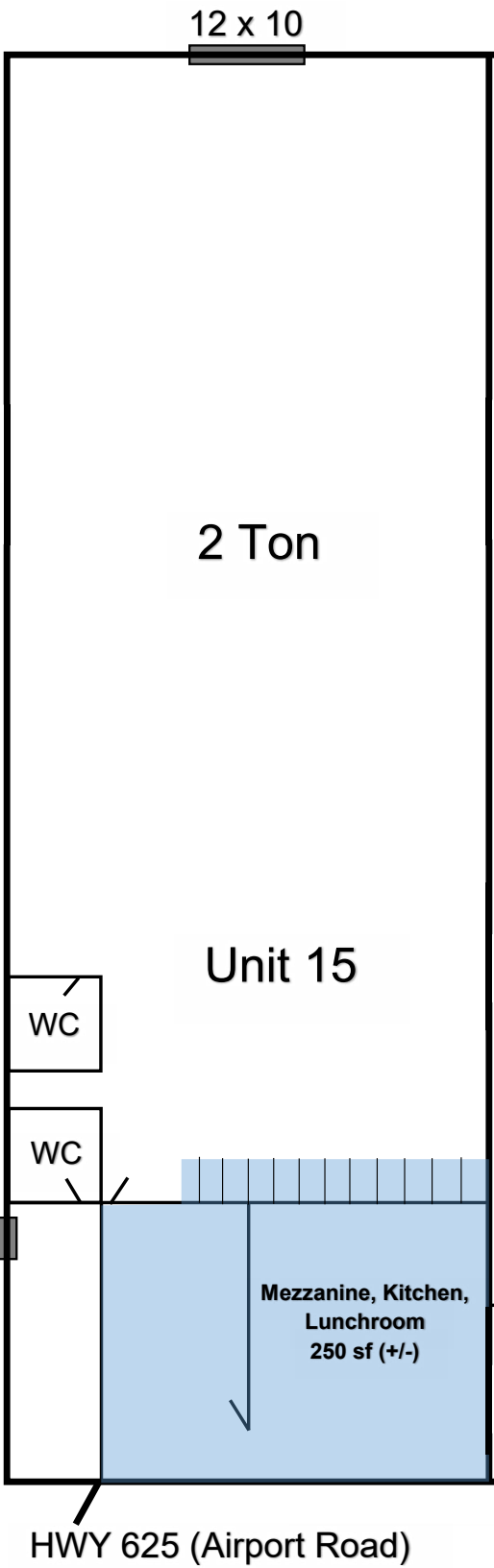


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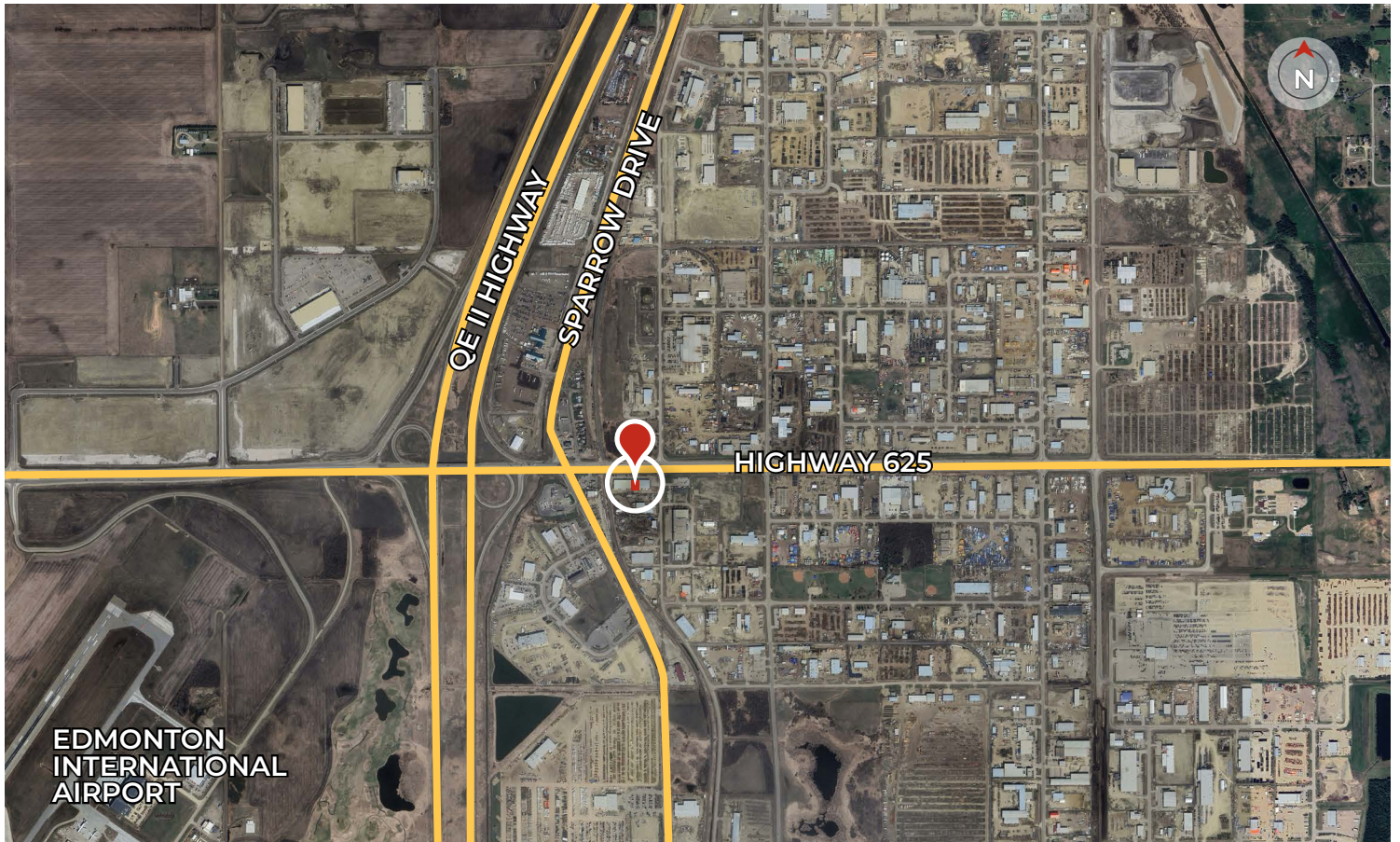
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FLOOR PLAN





## REGIONAL MAP



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

### Contact Us For More Information



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