FOR LEASE

NISKU INDUSTRIAL FACILITY W/CRANES & YARD

1504 - 8 Street, Nisku, AB



HIGHLIGHTS

- 11,329 sq ft ± industrial facility on 1.4 acres ±
- Additional 0.22 acre gated fenced compound
- 1-ton bridge crane with 72’ span & 1 jib crane
- Make-up air system, catch basin, and drain in shop
- Prime Nisku location with easy access to Airport Road and QE2

TYLER WEIMAN, SIOR
Partner, Associate
C 780.995.0028
tyler@royalparkrealty.com

JOANNA LEWIS
Senior Transaction Manager
T 780.423.7580
joanna@royalparkrealty.com

ROYAL PARK REALTY™

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

royalparkrealty.com

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

For Lease | 1504 - 8 Street, Nisku, AB



Property Details & Financials

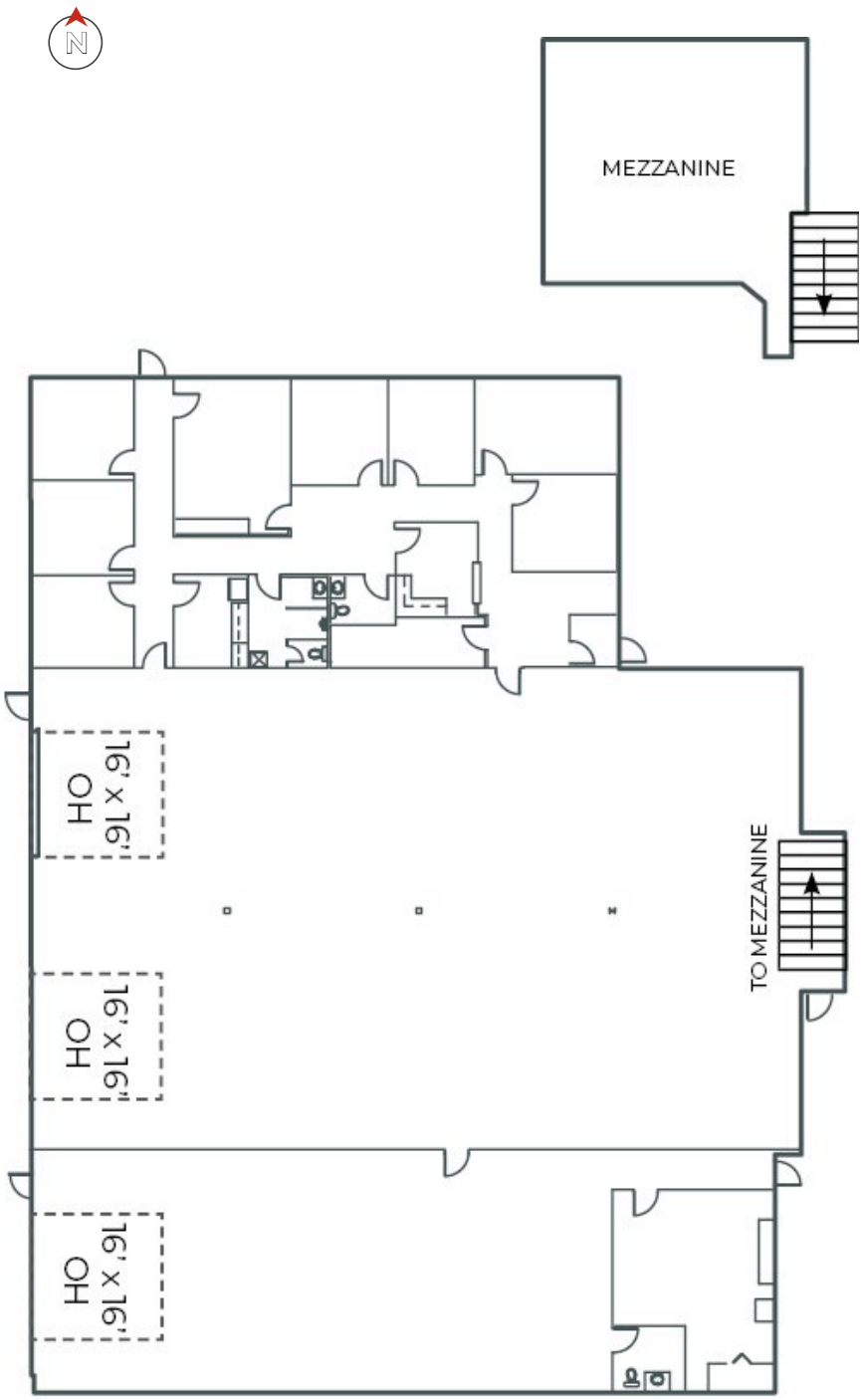
MUNICIPAL ADDRESS	1504 - 8 Street, Nisku, AB
LEGAL DESCRIPTION	Plan: 1823078; Block: 7; Lot: 13A
ZONING	GI (General Industrial District)
SHOP **OFFICE** **TOTAL** **MEZZANINE**	10,104 sq ft ± 1,225 sq ft ± 11,329 sq ft ± 1,018 sq ft ±
SITE SIZE	1.4 acres ± usable yard 0.22 acres ± gated fenced compound
GRADE LOADING	(3) 16' x 16'
POWER	400 Amp, 240/480 Volt (TBC by Tenant)
HEATING	Forced air & radiant
LIGHTING	Upgraded LED/T5
CEILING HEIGHT	20' clear; 18' under hook
CRANE	(1) 1-ton (72' span) (1) jib crane
COLUMN SPACING	25'
INTERNET	Shaw Fibre
LEASE RATE	**$16.00/sq ft (net)**
OPERATING COSTS	$8.71/sq ft (property taxes, CAM, management fee & utilities)
POSSESSION	Negotiable
TERM	3 - 5 years

ROYAL PARK REALTY™

T 780.448.0800 **F** 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4
royalparkrealty.com

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

Floor Plan | 1504 - 8 Street, Nisku, AB



SHOP FEATURES

- Shop office with lockers, lunchroom, and kitchen
- Catch basin & drain
- Shop wash station
- Air-make up system
- Exterior trench drain along the west side of the building and outside the overhead doors

ADDITIONAL FEATURES & RECENT IMPROVEMENTS

- Ample parking
- Power entry gate to the 1.4 acre yard
- Roll gate to the 0.22 acre fenced compound
- Security cameras
- Yard regraded
- LED lighting upgrade

(Provided for illustration only, actual to be verified by tenant)

ROYAL PARK REALTY™

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

royalparkrealty.com

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

For Lease | 1504 - 8 Street, Nisku, AB







OFFICE FEATURES

- Reception
- 7 offices
- Boardroom
- Lunchroom
- 2 washrooms
- Storage areas



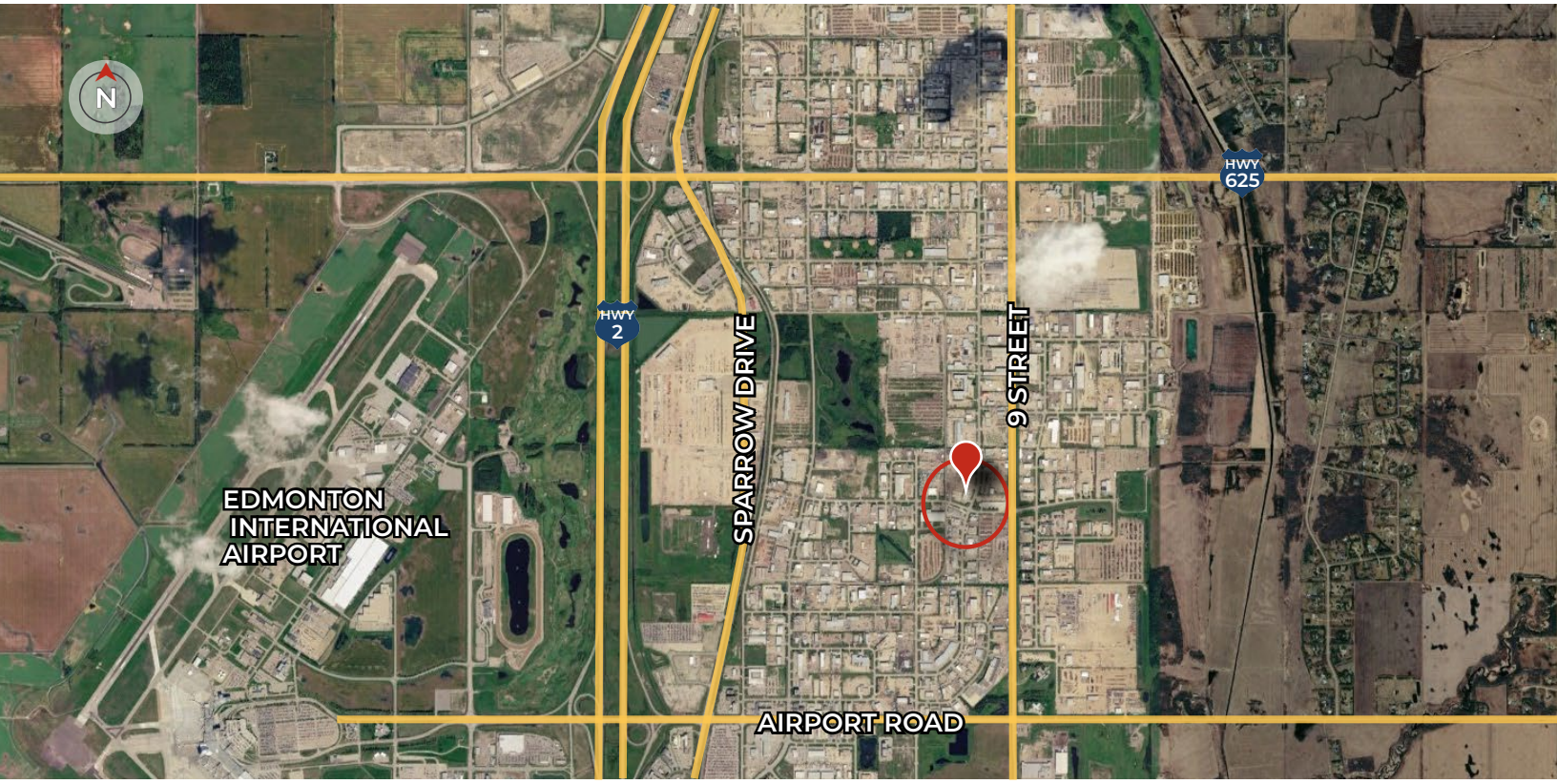
ROYAL PARK REALTY™

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

royalparkrealty.com

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

Property Location | 1504 - 8 Street, Nisku, AB





ROYAL PARK REALTY™

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

royalparkrealty.com

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

Tyler Weiman, SIOR Partner, Associate



C 780.995.0028
tyler@royalparkrealty.com

In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.

As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties

.

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.