



PROPERTY HIGHLIGHTS

NISKU WAREHOUSE WITH CRANE

LOCATION:

#5,#6,#7, 511-11 AVENUE, NISKU, AB

FOR LEASE

- RARE SMALL WAREHOUSE WITH CRANE
- OPEN OFFICE FLOOR PLAN EQUIPPED WITH FEMALE AND MALE WASHROOMS, KITCHENNETTE
- BONUS 600 SQ.FT MEZZANINE STORAGE
- LOCATED IN THE HEART OF NISKU/LEDUC
- EASY ACCESS TO EDMONTON INTERNATIONAL AIRPORT, QEII, SPARROW DRIVE AND AIRPORT ROAD
- 3 GRADE LOADING DOORS
- SUMP AND DRAIN IN WAREHOUSE, WITH ADDITIONAL WASHROOM

FOR LEASE

NISKU WAREHOUSE WITH CRANE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

MUNICIPAL ADDRESS: #5,6,7, 511-11 Avenue, Nisku, AB

SIZE: 3,750 Sq.Ft (+/-)

- Office: 500 Sq.Ft (+/-)
- Warehouse: 3,250 Sq.Ft (+/-)
- Mezzanine: 500 Sq.Ft (+/-) *free of rent*

ZONING: IM (Medium Industrial)

POSSESSION: Immediate

PARKING: Ample

POWER: 225 AMP, 3 phase

LOADING: (3) 12' overhead doors

CRANE: 3 tonne bridge crane

LEASE RATE: \$12.00/Sq.Ft

OPERATING COSTS: \$4.76/Sq.Ft

MORE INFORMATION

RICHARD LIZOTTE
PRESIDENT/BROKER

Cell: 780.292.1871
Direct: 780.784.5360
Fax: 780.483.2277
richard@lizotterealestate.com

JIM MICKINNON
PARTNER/ASSOCIATE

Cell: 780.719.8183
Direct: 780.784.5361
Fax: 780.483.2277
jim@lizotterealestate.com

HARRIS PIPELLA
VICE PRESIDENT

Cell: 780.905.2729
Direct: 780.784.5353
Fax: 780.483.2277
harris@lizotterealestate.com



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AND ASSOCIATES REAL ESTATE INC

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780.488.0888

WWW.LIZOTTEREAL ESTATE.COM

#1201 10117 JASPER AVE. NW EDMONTON, AB T5J 1W8