

**LOW  
OPERATING COSTS**



## PROPERTY HIGHLIGHTS

### HIGH EXPOSURE NISKU BAYS

3390-8 STREET, NISKU, AB

**FOR LEASE**

- Visibility from QE II Highway
- Demisable Bays
- 10 Tonne Crane Capability
- Heavy Power: 600V / 3 Phase
- Oversized Grade Loading Doors (24'W x 20'H)
- Yard Space Available

**780.488.0888**

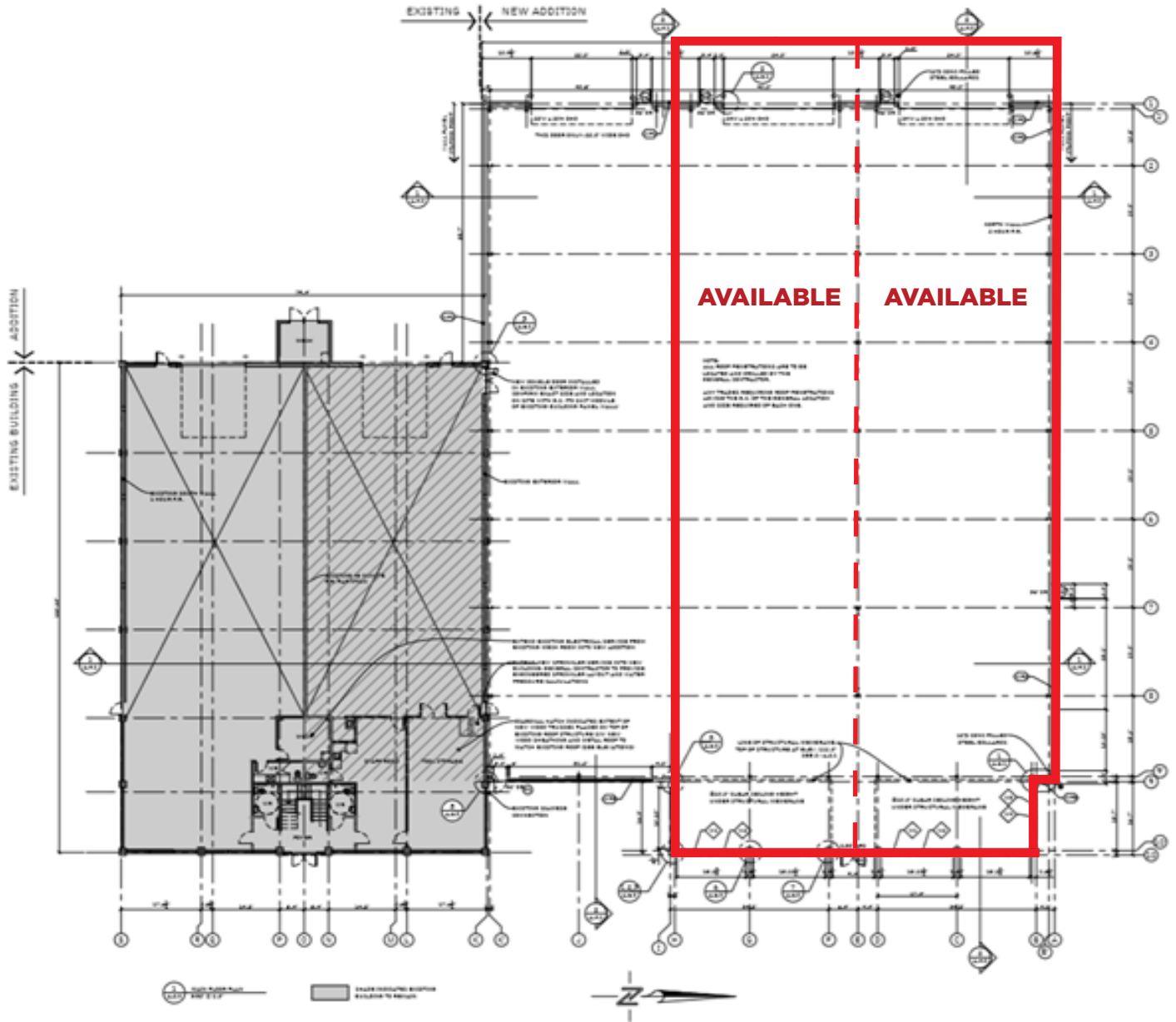
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#1201, 10117 JASPER AVENUE, EDMONTON, AB T5J 1W8

# FOR LEASE

## HIGH EXPOSURE NISKU BAYS

### FLOOR PLAN



# FOR LEASE

## HIGH EXPOSURE NISKU BAYS

### PROPERTY INFORMATION

**MUNICIPAL ADDRESS:** 3390-8 Street, Nisku, AB  
**LEGAL ADDRESS:** Plan 0324910, Block 1, Lot 9  
**SIZE:** 13,800 Sq.Ft. or (2) 6,900 Sq.Ft. (+/-)  
**Per Bay:** **Office:** 600 Sq.Ft. (+/-) **Shop:** 6,300 Sq.Ft. (+/-)  
**ZONING:** IND (Industrial)  
**POSSESSION:** September 1, 2018  
**LOADING:** Oversized doors (24'W x 20'H)  
**POWER:** 600V/3 Phase  
**CEILING HEIGHT:** 24'  
**HEATING:** Radiant  
**TENANT ALLOWANCE:** Negotiable  
**OP.COSTS:** \$3.00/Sq.Ft. (2018 est.)  
**LEASE RATE:** \$12.00/Sq.Ft.

### MORE INFORMATION

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Like new 13,800 Sq.Ft Office/Warehouse that can be demised into 2 x 6,900 Sq.Ft bays available in developing North Nisku area. Great access to major arterials including QE 2 and Nisku Spine Road, making for easy access into South East Edmonton, as well as Leduc & Nisku. Great opportunity for Tenants to custom build out office space. Both bays are 10 T crane ready.



**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

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