



STAND-ALONE BUILDING WITH YARD

1201 - 5 Street, Nisku, AB

FOR LEASE

PROPERTY HIGHLIGHTS

- 7,200 Sq.Ft. (+/-) on 1.22 Acre site
- 3 x grade loading doors
- Two access points to yard
- Fully fenced/gated yard
- Renovated office
- Fire suppression unit
- 2T job crane
- 400 amp power
- Quick access to Airport Road, QEII Highway, Edmonton International Airport, Discovery Business Park, Century Mile Racetrack and Casino

STAND-ALONE BUILDING WITH YARD FOR LEASE



STAND-ALONE BUILDING WITH YARD FOR LEASE

PROPERTY INFORMATION

MUNICIPAL ADDRESS:	1201 - 5 Street, Nisku, AB
LEGAL DESCRIPTION:	Plan 7922576, Block 16, Lot 15
ZONING:	IND (Industrial)
TOTAL SIZE:	7,200 Sq.Ft. (+/-)
OFFICE:	1,600 Sq.Ft. (+/-)
SHOP:	5,500 Sq.Ft. (+/-)
YARD:	1.22 acre site (+/-)
POWER:	400 Amp, 240 V, 3 Phase (TBC by tenant)
HEATING:	Radiant
CEILING HEIGHT:	22'
CRANE:	2 T
LOADING:	3 x 12' x 16' Grade Loading Doors
MAKE-UP AIR:	Yes
FLOOR DRAINS/SUMP:	Yes
OP. COSTS:	\$3.50/Sq.Ft. (TBC)
LEASE RATE:	\$14.50/Sq.Ft.

MORE INFORMATION

JIM MCKINNON
PARTNER/ASSOCIATE

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

ERIN KOBAYASHI
ASSOCIATE

Cell: 780.218.7585
Direct: 780.784.6557
Fax: 780.483.2277
erin@lizotterealestate.com



LIZOTTE
AND ASSOCIATES REAL ESTATE INC

780.488.0888

www.lizotterealestate.com

#1200, 10117 Jasper Avenue Edmonton, AB T5J 1W8

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.