

FOR LEASE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Nisku Freestanding Building with Heavy Cranes

1404 - 10 Street, Nisku, AB

16,000 Sq.Ft. on 1.64 Acres

Property Highlights

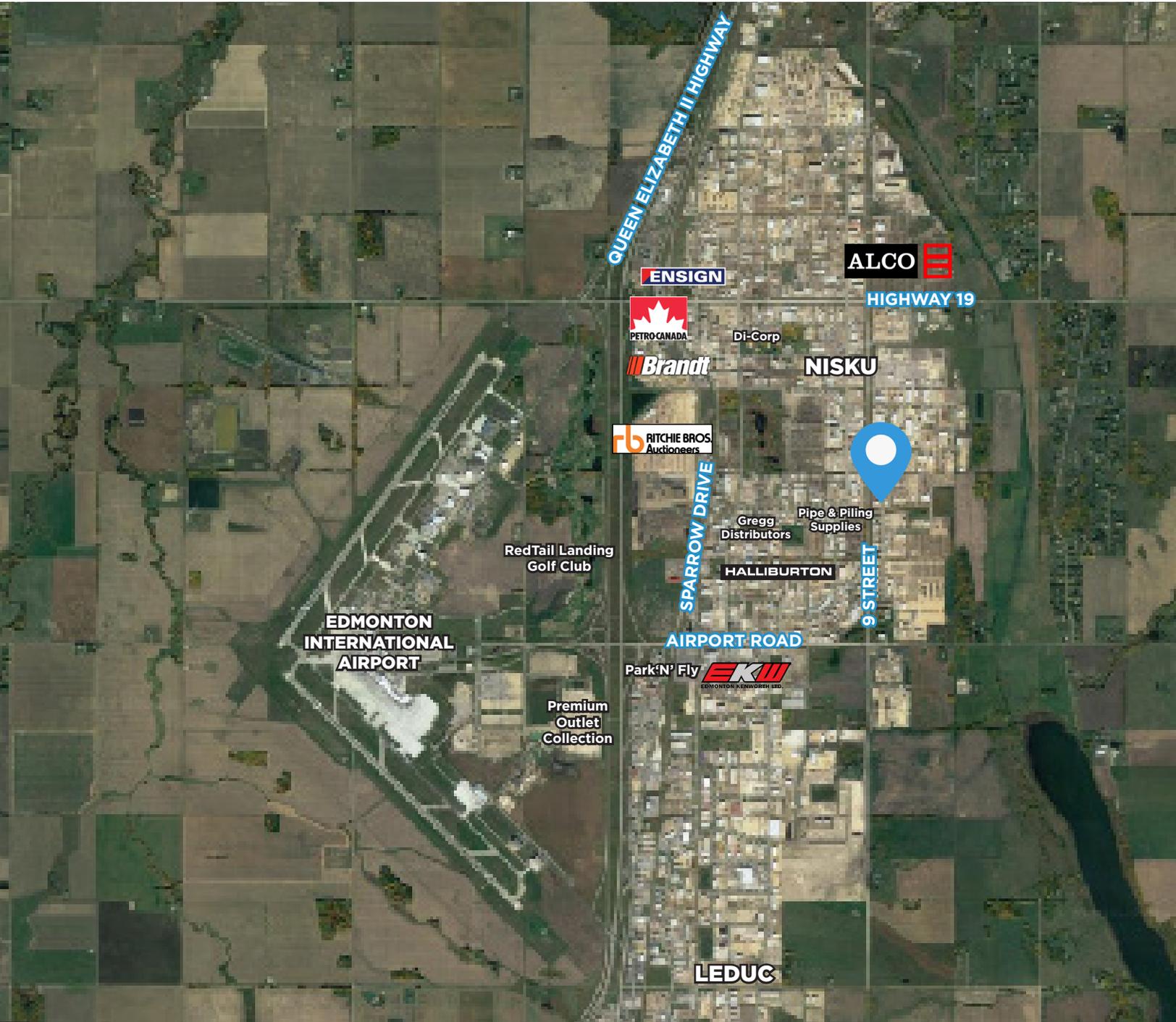
- (7) Grade Loading Doors
- (1) 15T Overhead Crane, (2) 10T Overhead Cranes
- Heavy Power
- Make-Up Air
- Wash Bay
- 15' Concrete Apron at Shop Doors
- Nicely Updated Office
- Fully Fenced/Gated Site
- Exposure to 9 Street Nisku (Spine Road)
- Easy Access to Highway 625 to the North and Airport Road to the South

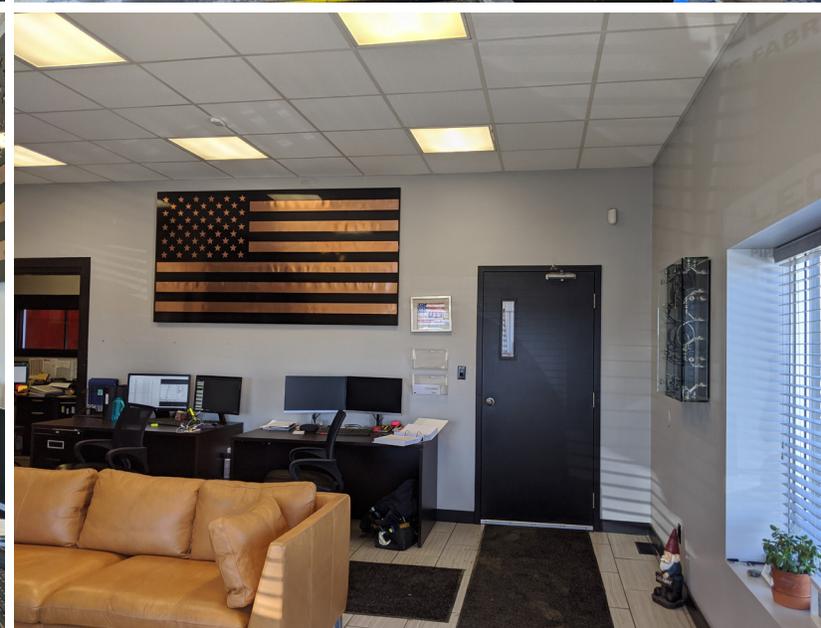
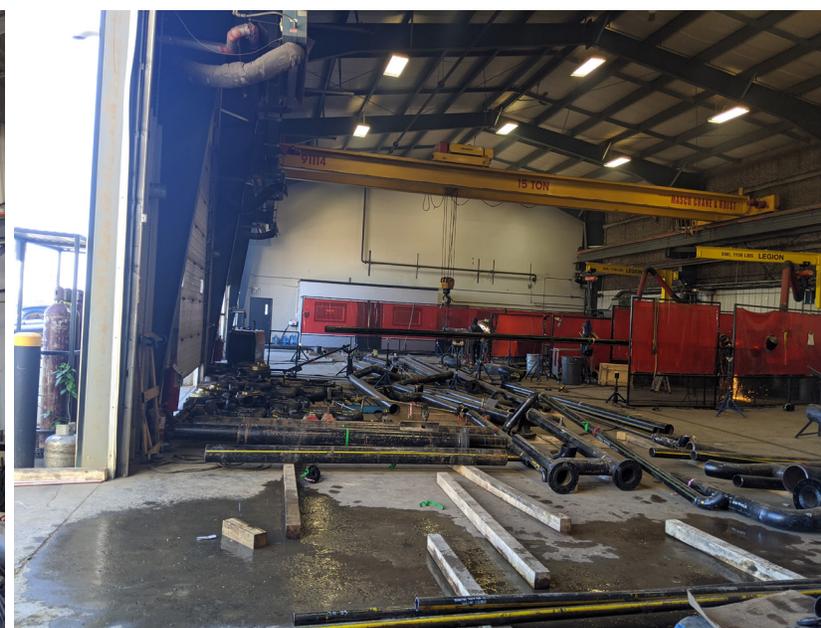
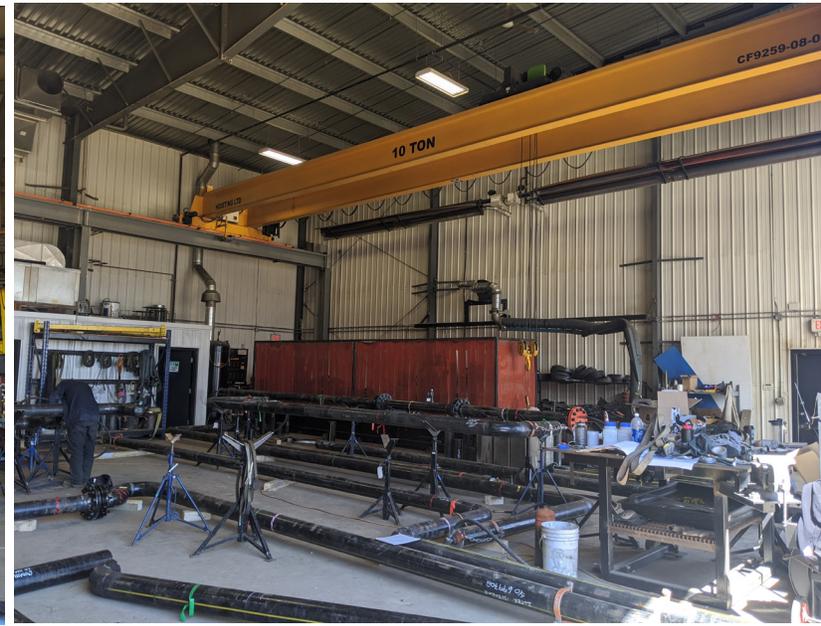
Lizotte and Associates Real Estate Inc.

#1200, 10117 Jasper Avenue

Edmonton, AB T5J 1W8

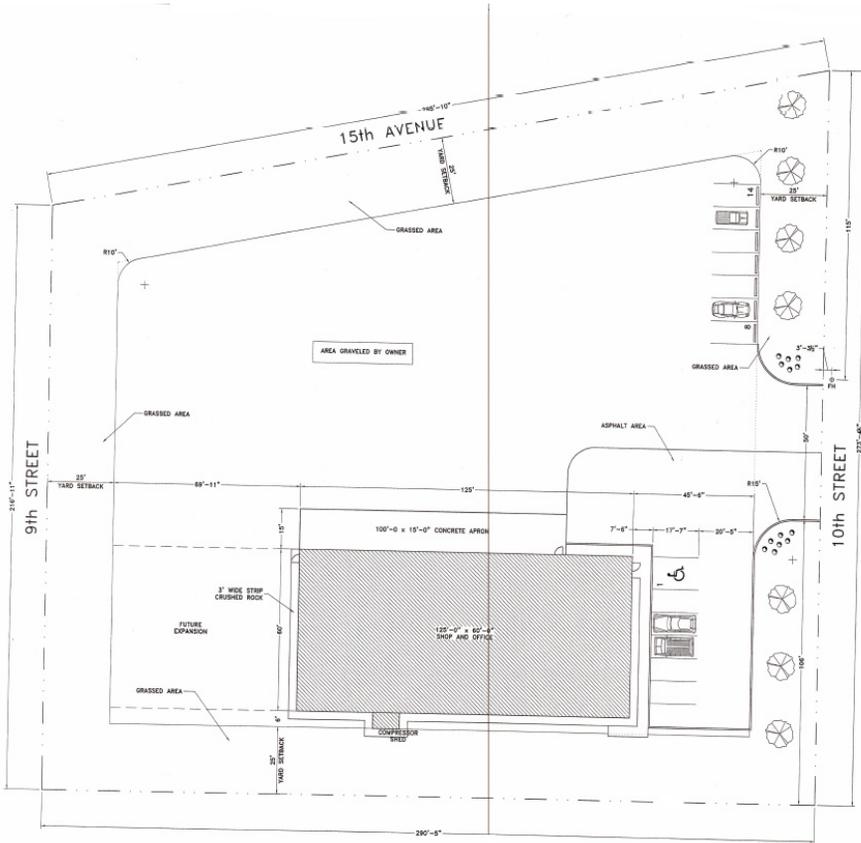
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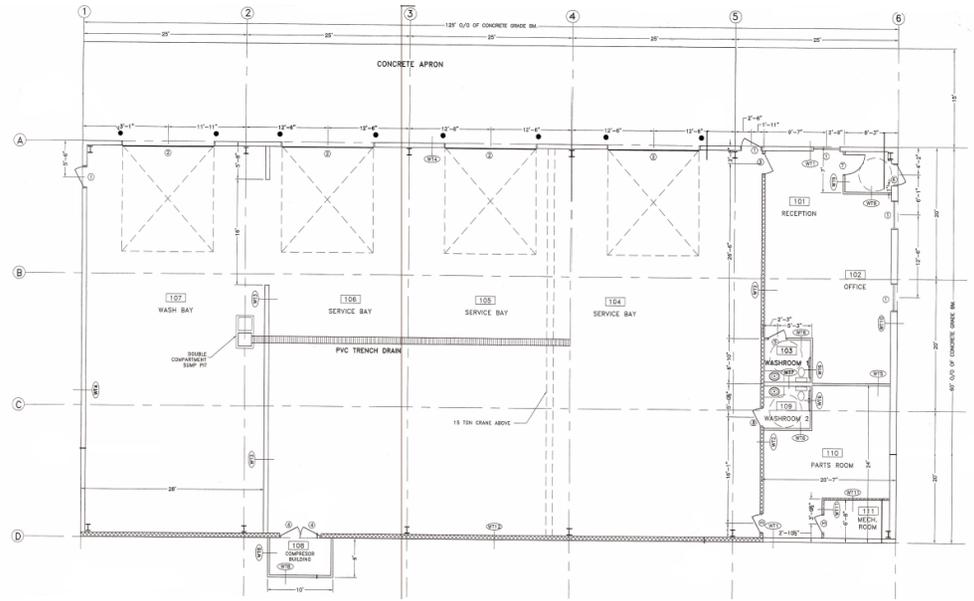


Site Plan

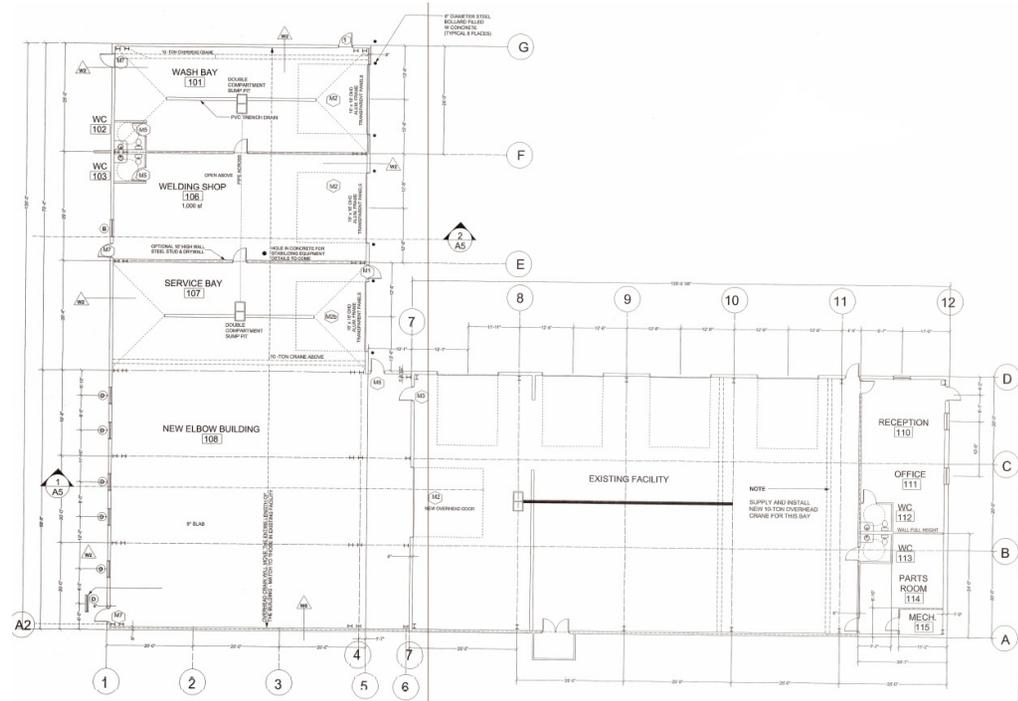
*Before addition of second shop (West Building)



Main Building



West Building



Property Details

Municipal Address:	1404 - 10 Street, Nisku, AB
Legal Address:	Plan 0124826, Block 1, Lot 2
Size:	16,000 Sq.Ft. (+/-) Office - 1,500 Sq.Ft. (+/-) Warehouse - 14,500 Sq.Ft. (+/-)
Site Size:	1.64 Acres
Zoning:	Industrial (IND)
Possession:	September 2020
Lease Rate:	\$14.00/Sq.Ft.
Op. Costs:	\$2.00/Sq.Ft. (est.)

Power:	Panel A: 208/120 V, 400 A, 3 Phase (TBC) Panel B: 480/277 V, 600 A, 3 Phase (TBC)
Cranes:	(1) 15T Overhead crane, (2) 10T Overhead cranes *Jib cranes are not staying with the property*
Loading:	(4) 14' x 16' Grade loading doors (3) 16' x 16' Grade loading doors
Ceiling Height:	Main Shop: 27' - 30' (TBC) 18' Underhook (TBC) West Shop: 26' - 28' (TBC) 18'6" Underhook (TBC)
Heat:	Radiant
Make-up Air:	Yes
Floor Drains/Sumps:	Yes

Location



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