

SUBLEASE

±23,258 Sq. Ft

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



2802 – 5 Street, Nisku, Alberta

LARGE INDUSTRIAL WAREHOUSE

Property Highlights

- Option to demise;
- Three 5 Tons and one 2 Tons overhead Cranes;
- Option to lease 1,750 Sq. Ft. bay separately;
- Floor drainage;
- LED lighting;
- Fenced yard;
- Office, Kitchen, Locker room and washroom;
- Easy access to Queen Elizabeth II Hwy and Nisku Spine Road.



780.488.0888



www.lizotterealestate.com



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



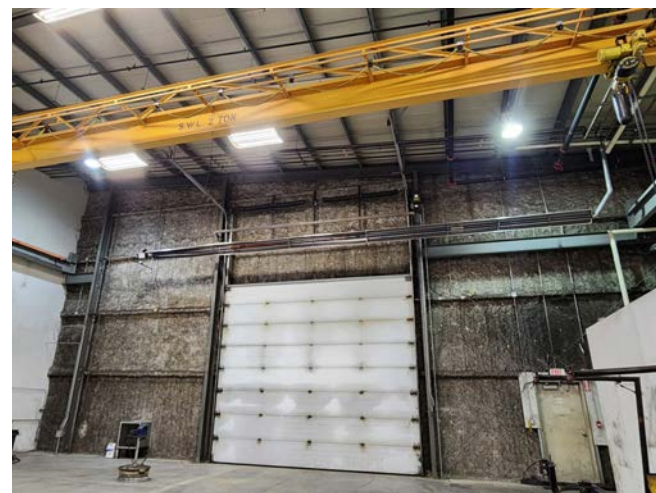
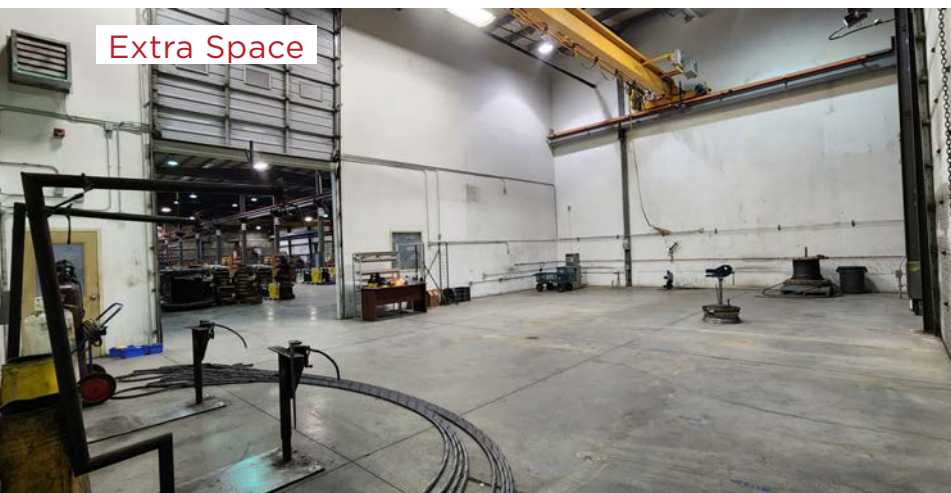
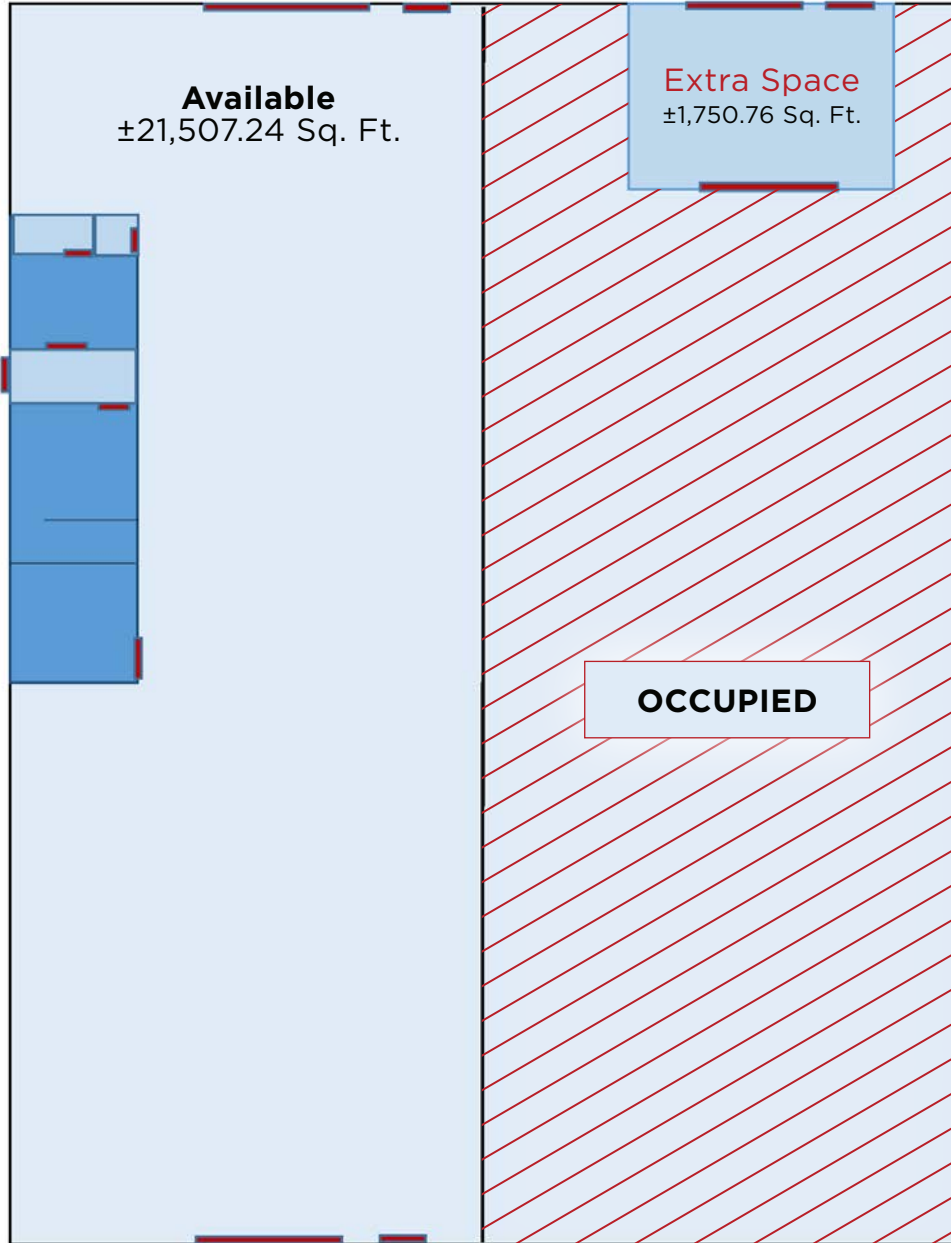
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Floor Plan

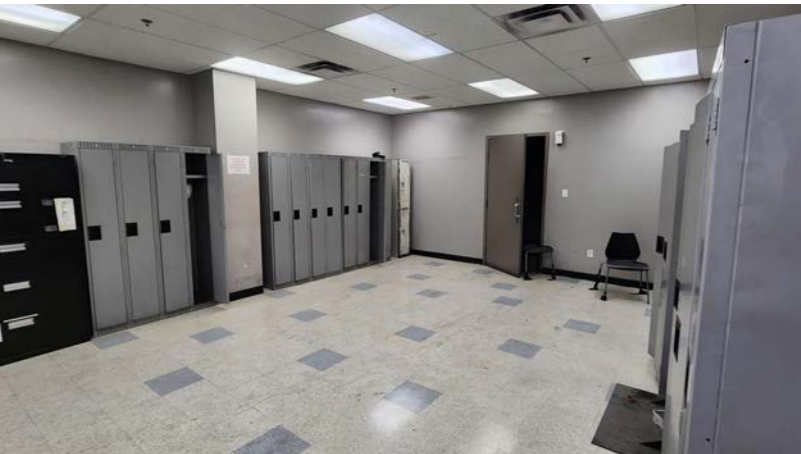
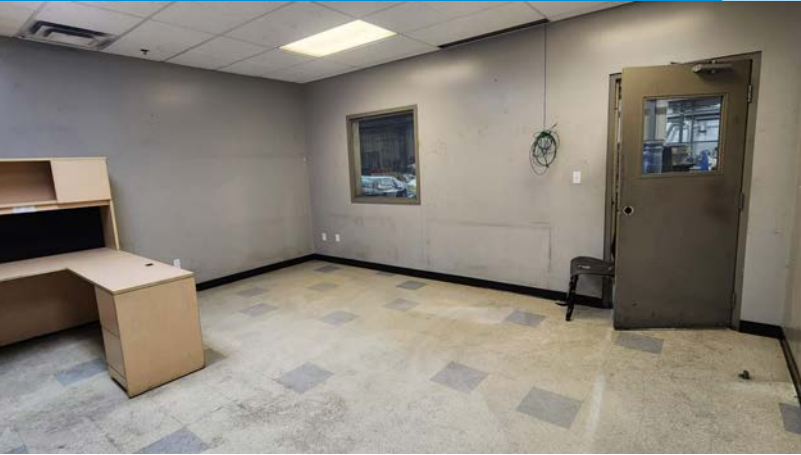
*Option to lease 1,750 Sq. Ft. bay separately.



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Property Information

Municipal Address: 2802 - 5 Street, Nisku, Alberta

Size: Warehouse ±21,507.24 Sq. Ft.

*Extra ±1,750.76 Sq. Ft.

Total ±23,258 Sq. Ft.

Zoning: IND (Industrial)

Parking: Ample surface in Front & rear of building

Power: 3200Amp/480 Volts 3 Phase

Heating: Radiant

Ceiling Height: 17' 7" under-hook

Loading: Three 16'x 18' Grade doors

Possession: Immediate/negotiable

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Lease Rate: \$10.00/Sq. Ft.

Op Costs: \$5.76/Sq. Ft. (Includes utilities)

Contact

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