

FOR LEASE

±26,622 Sq. Ft. on
±3.65 Acres

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



24521 Township Road 510, Nisku, AB

WAREHOUSE AND OFFICE ON 3.65 ACRES

Property Highlights

- ±8,363 Sq. Ft. office and ±18,259 Sq. Ft. warehouse *Demisable
- Demisable office and warehouse options available
- Spacious warehouse featuring multiple 5-ton cranes for heavy lifting
- Multiple offices and reception area options
- 3.65 Acres fully graveled and securely fenced yard
- Optional 19.58 Acres of raw land available
- Ample site parking available



780.488.0888



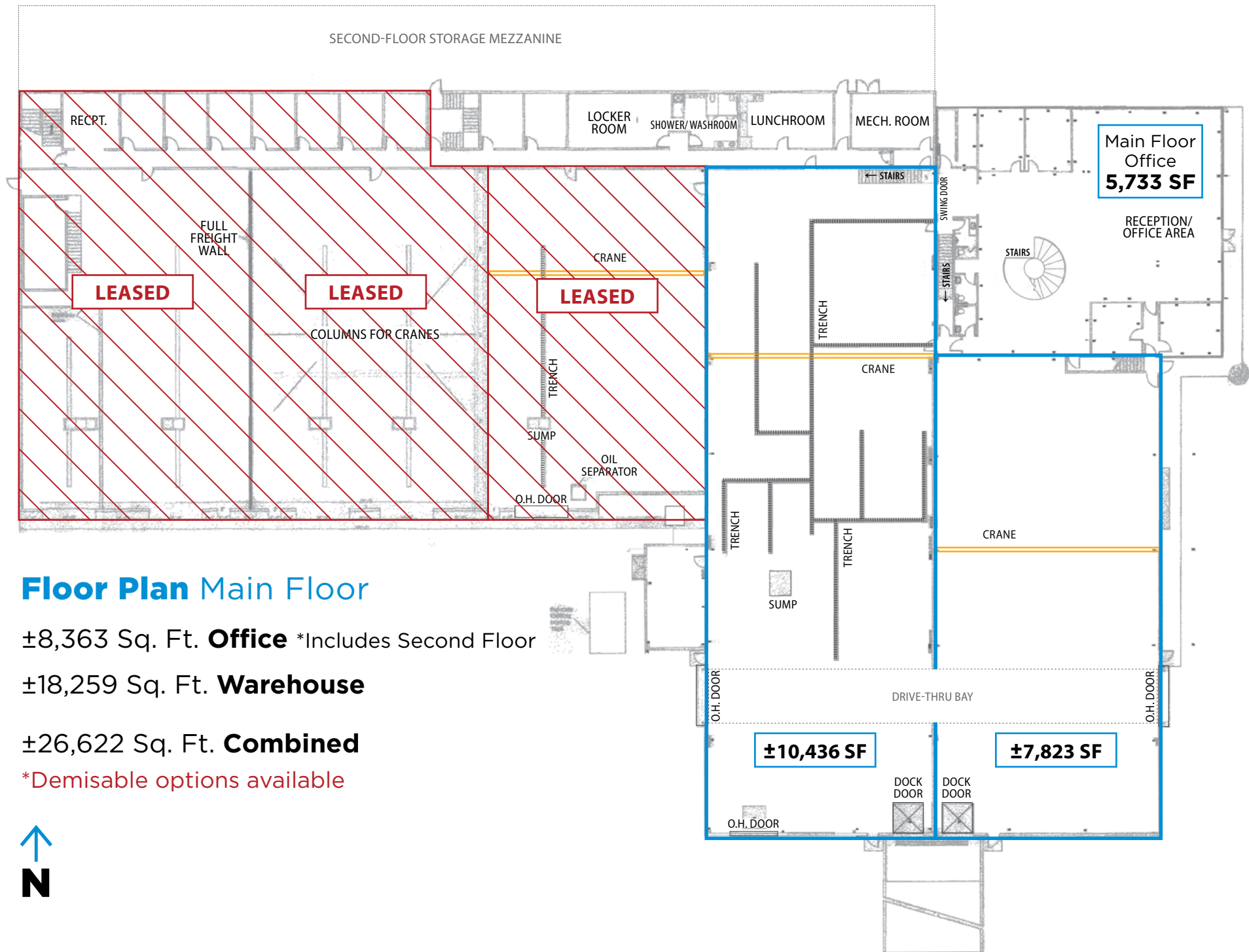
www.lizotterealestate.com



#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.



Floor Plan Main Floor

±8,363 Sq. Ft. **Office** *Includes Second Floor

±18,259 Sq. Ft. **Warehouse**

±26,622 Sq. Ft. **Combined**

*Demisable options available

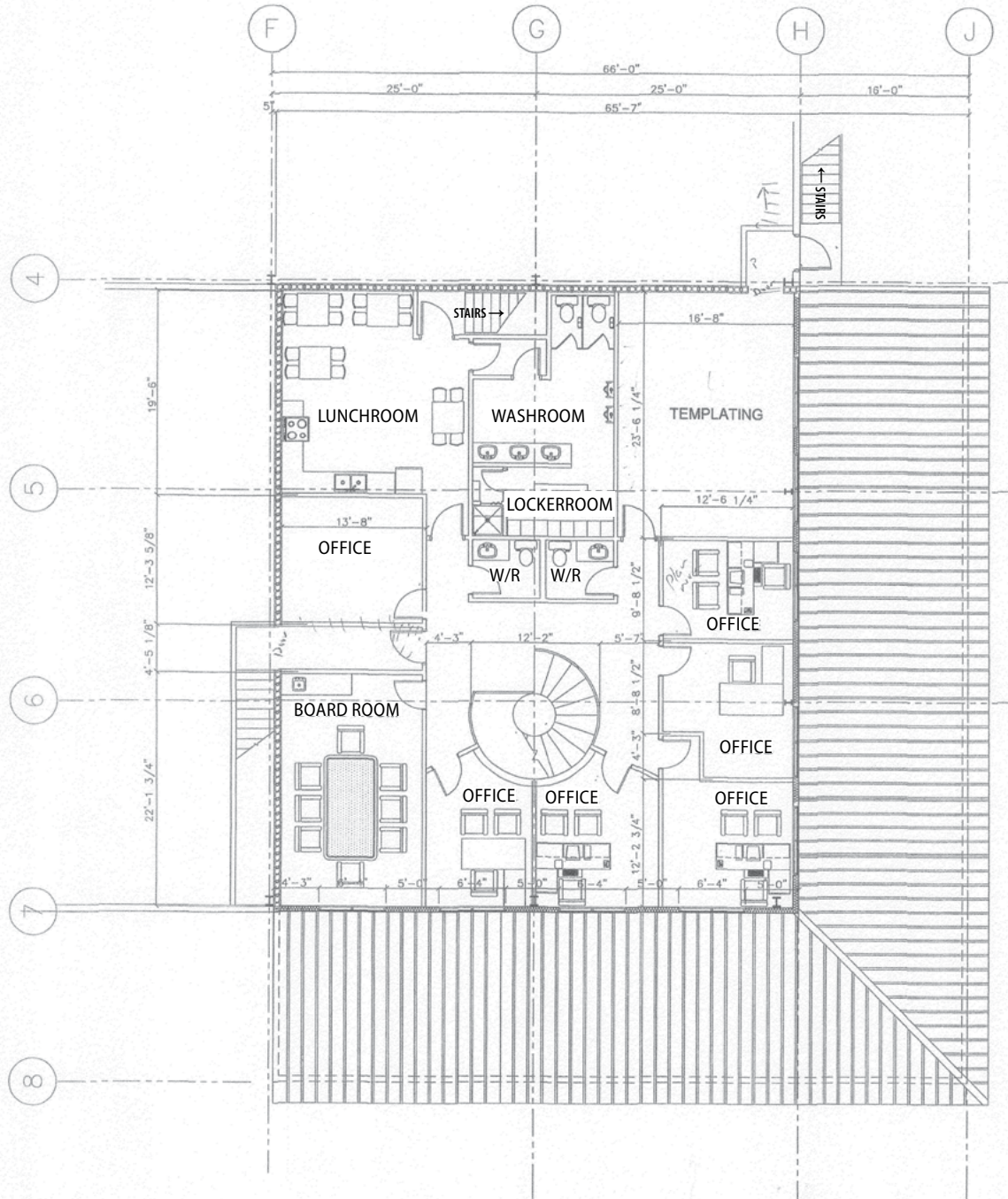


FOR LEASE

56,546 SF Warehouse & Office on 3.65 AC

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Floor Plan Second Floor $\pm 2,630$ SF



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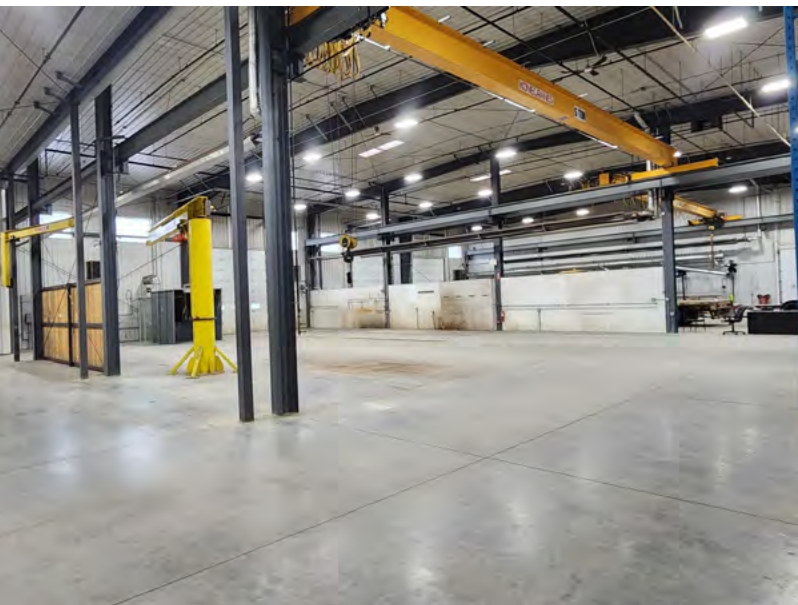
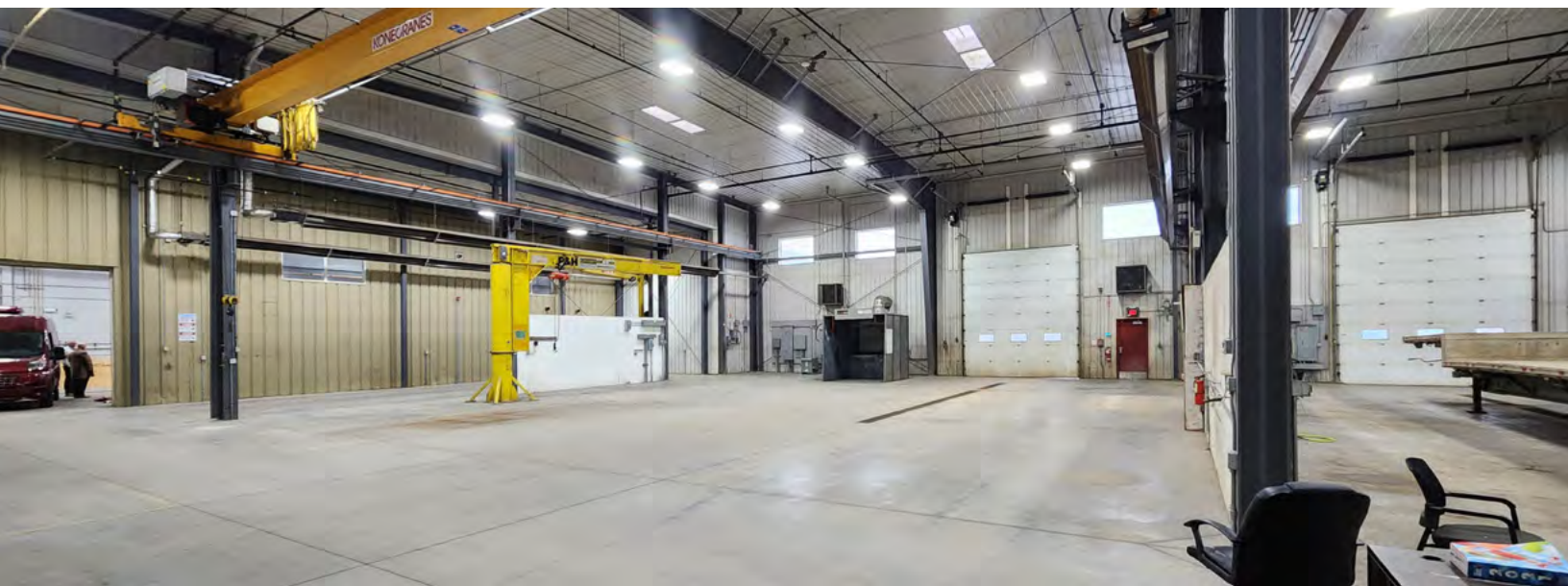
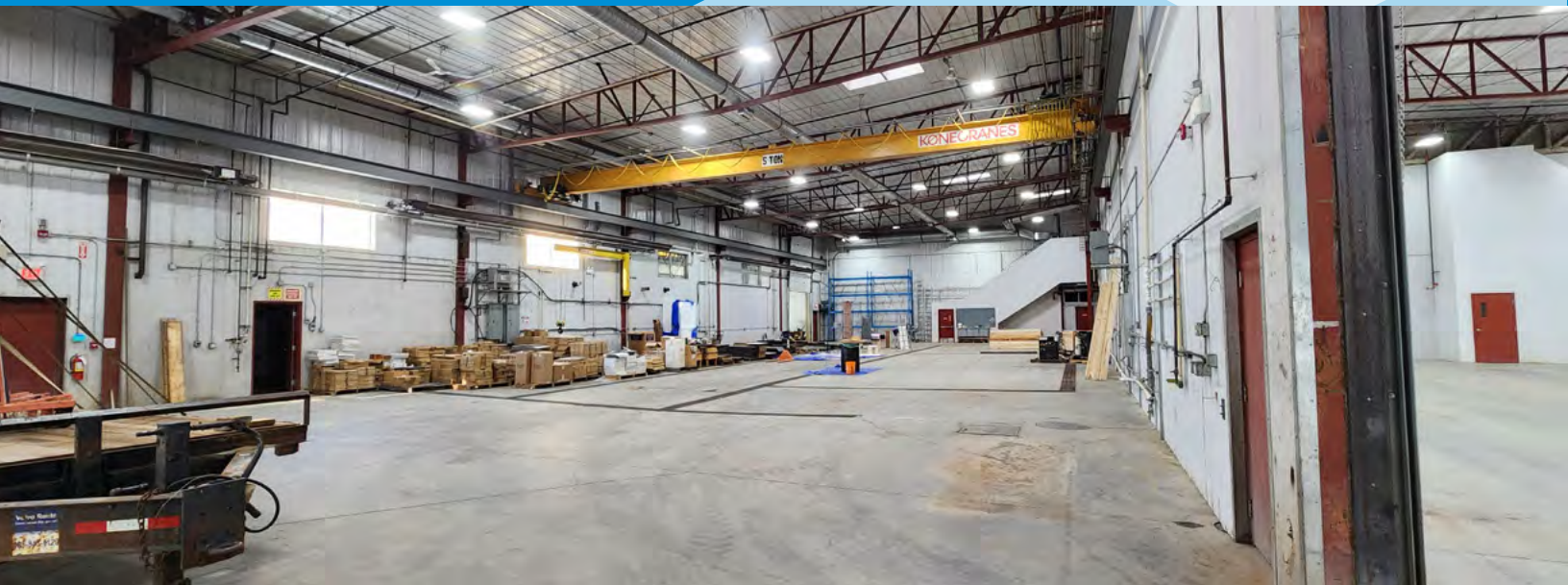


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19.58 AC *TBC RAW LAND (UNDEVELOPED) OPTION AVAILABLE



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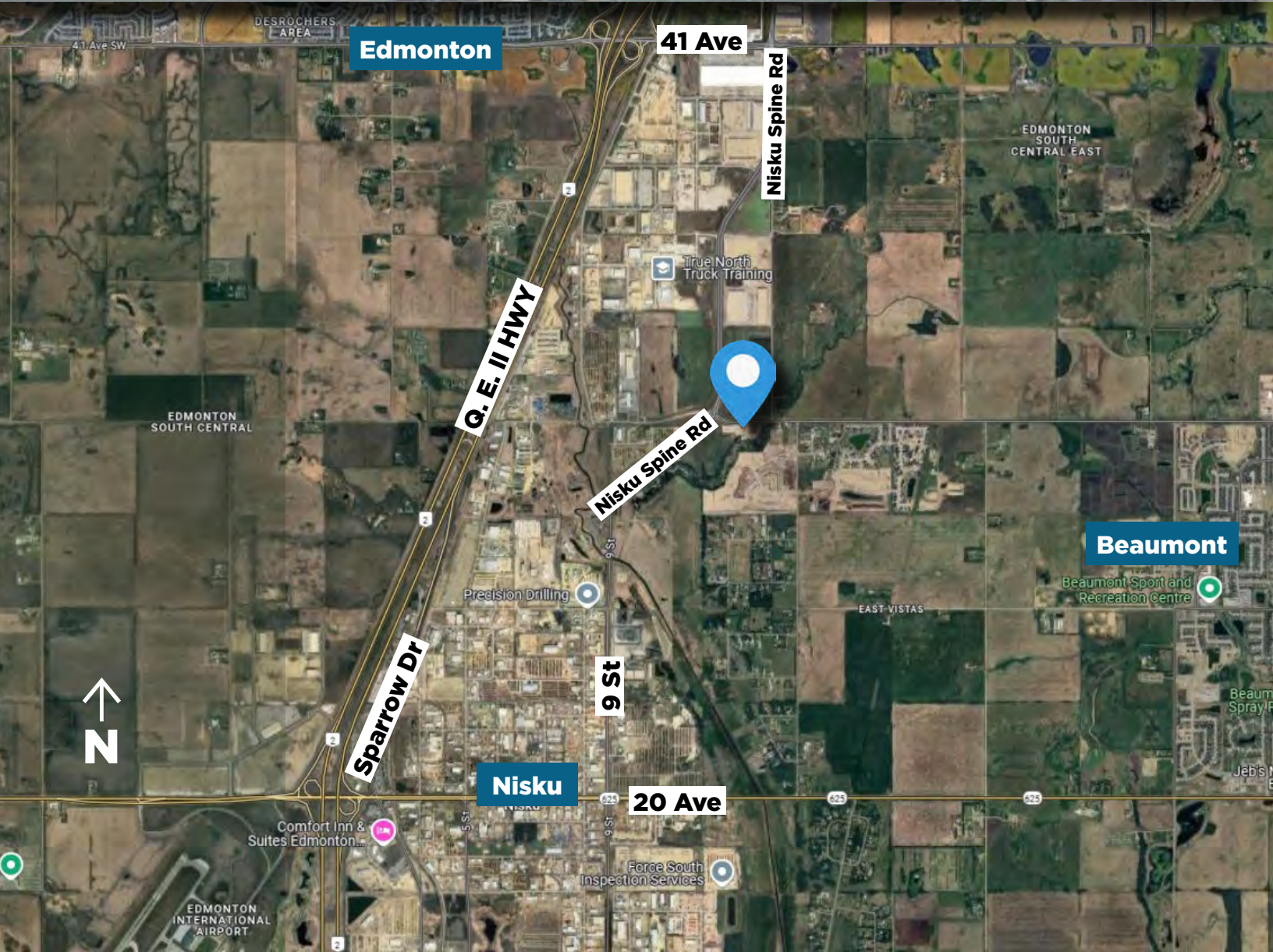
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Property Information

Municipal Address: 24521 Township Road 510, Nisku, AB

Legal Address: Plan 0622076 Blk 1, Lot 5

Building Size: ±8,363 Sq. Ft. **Office**
±18,259 Sq. Ft. **Warehouse**
±26,622 Sq. Ft. **Combined**
**Demisable options available*

Lot Size: 3.65 Acres

Zoning: IND (Industrial)

Parking: Ample

Power: 800 Amps | 277/480 Volt | 3 Phase

Sump: Sumps and trench

Heating: Radiant and Forced air

Ceiling Height: 22'-24'10"

Loading: 4 Grade | 2 Dock

Possession: Immediate/negotiable

Contact

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Lease Rate: Starting at \$14.00/Sq. Ft.

Op Costs: \$4.00/Sq. Ft. TBC

Common Area Cost: \$2,000/Month TBC
(Utilities)

