

Industrial Property For Lease

1107 - 11 Street
Nisku, AB T9E 0C6



Up to 25,900 SF freestanding building on 2.00 acres plus an additional 44 acres of yard also available

- Modern office/warehouse space
- Ability to demise to **12,800 SF** and **13,100 SF**
- Sumps in each bay with a large trench sump in wash bay
- Sprinklered
- Up to 20 ton crane lift capacity (cranes negotiable)
- 1200 amp, 600 volt power (TBC)
- Access to heavy/high load corridor

Get more information

Colin Ludwig

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David St. Cyr

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Grant Ranslam

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Offering Summary

Lease Rate:	\$9.00 PSF (Building)
	\$2,350/Acre/Month (Yard)
Operating Costs*:	\$1.88 PSF (Building)
	\$366.54/Acre/Month (Yard)
	*plus 5% management fee
Building Size:	25,900 SF
	Main floor shop: 17,500 SF Main floor office: 4,200 SF Second floor office: 4,200 SF
Site Size:	Building on 2.00 acres - more yard negotiable
Excess Yard:	Up to 44.00 acres (optional)
Available:	Building: October 1, 2021 Yard: Immediately
Zoning:	IND - Industrial
Loading:	Grade (8) - all daylight doors
	2 @ 18' x 20' w 5 @ 16' x 16' 1 @ 10' x 10'
Power:	1200 amp, 600 volt (TBC)
Cranes:	2 x 5 ton bridge Each bridge has 2 hoists, combined 10 ton capacity
	2 x 10 ton bridge Each bridge has 2 x 5 ton hoists, combined 20 ton capacity
Ceiling Height:	19' under hook 25' clear to eave
Year Built:	2008

additional Information

- Fully sprinklered
- Sumps in each bay including large trench sump in wash bay
- Cranes negotiable
- Drive through
- Yard is fully fenced with 12" gravel over geotextile
- LED lights in yard
- 2 cold storage buildings also on site

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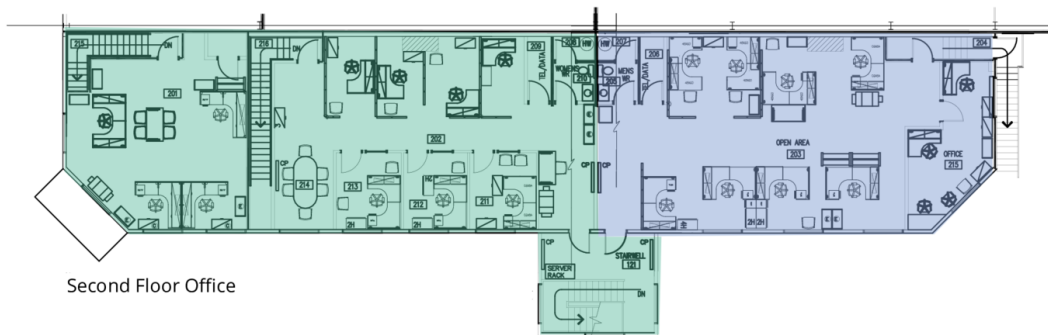
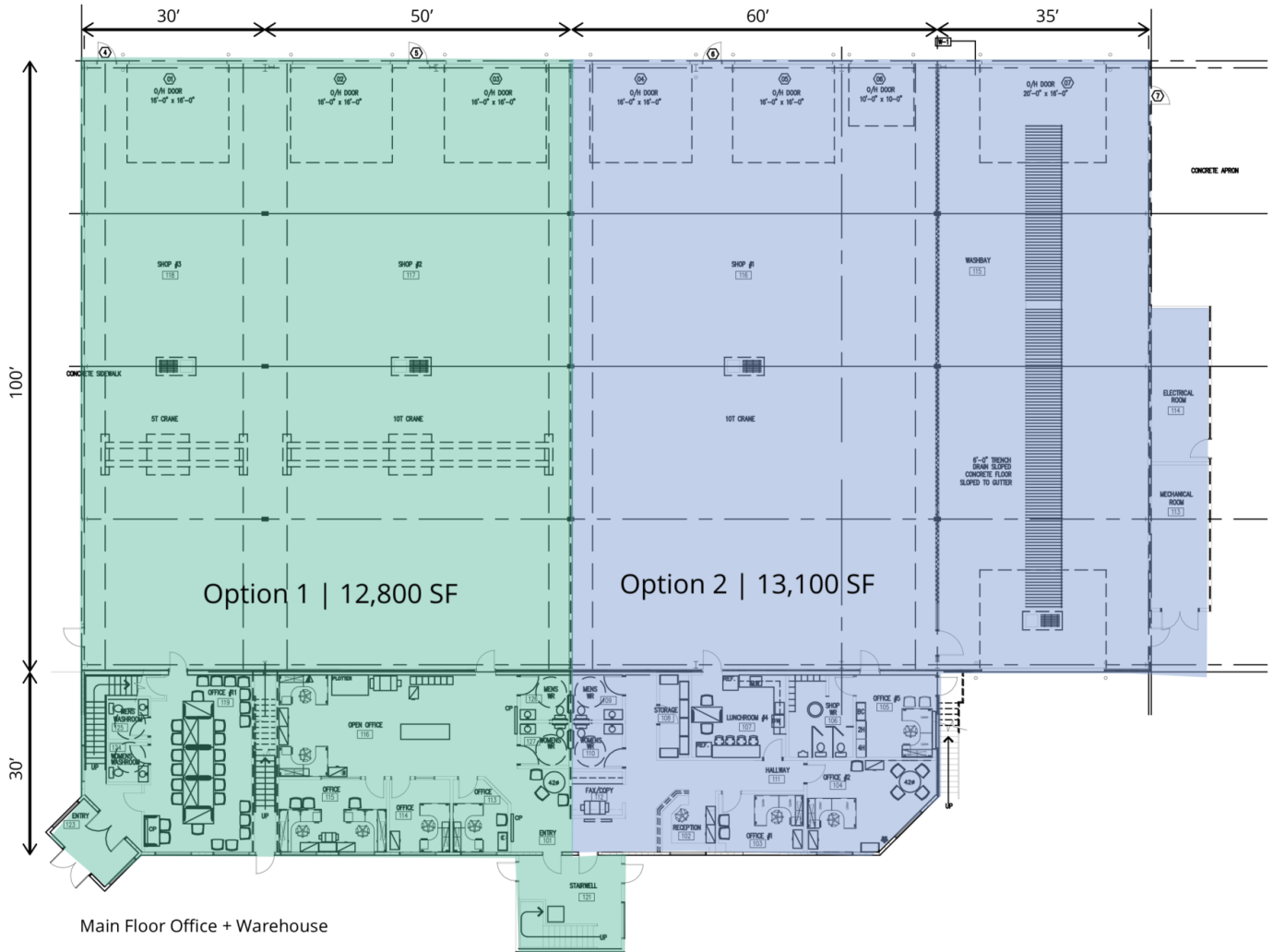
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Potential demising options



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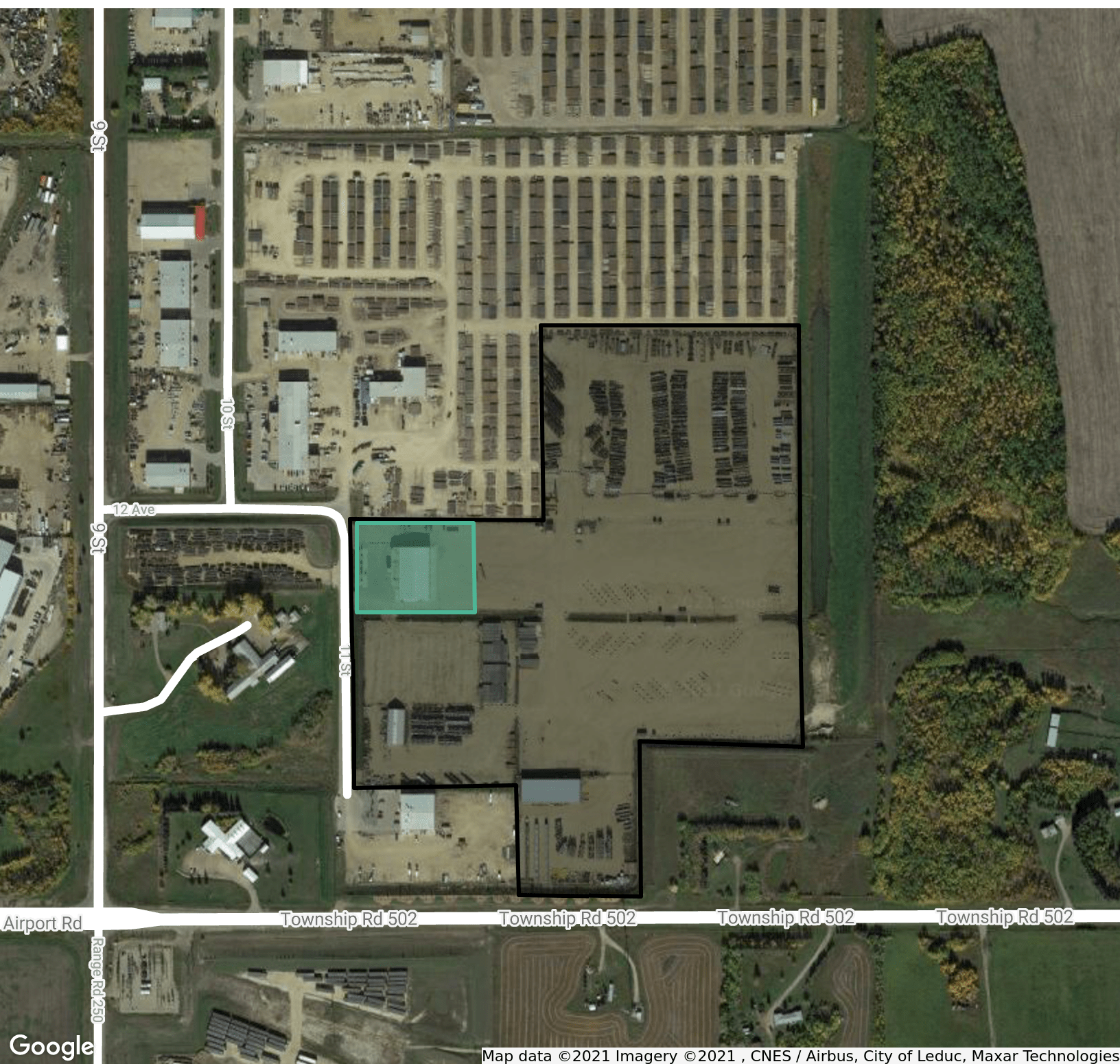
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