

**LOW
OPERATING COSTS**



PROPERTY HIGHLIGHTS

HIGH EXPOSURE NISKU BAYS

3390-8 STREET, NISKU, AB

FOR LEASE

- Visibility from QE II Highway
- Demisable Bays
- 10 Tonne Crane Capability
- Heavy Power: 600V / 3 Phase
- Oversized Grade Loading Doors (24'W x 20'H)
- Yard Space Available

780.488.0888

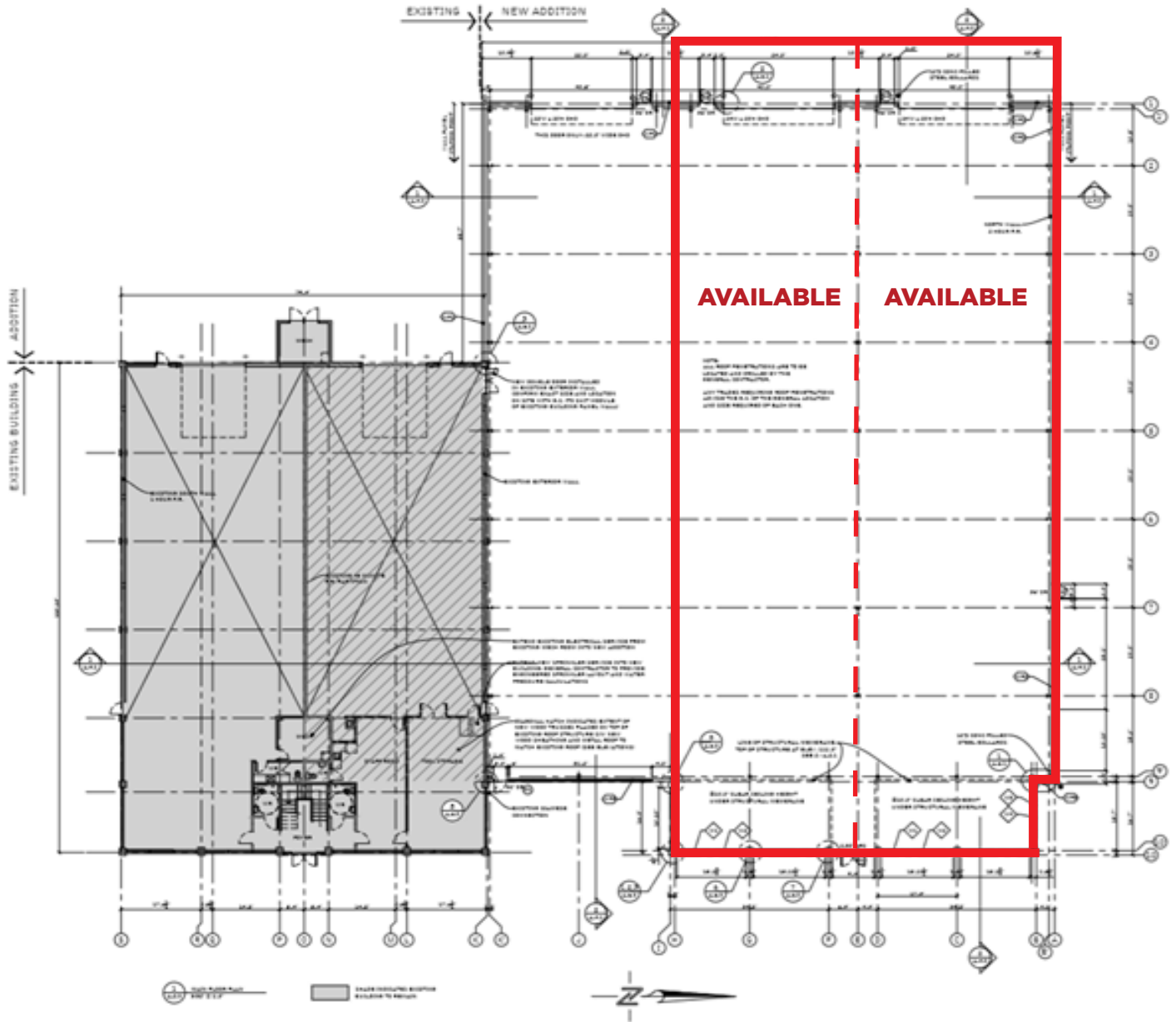
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#1201, 10117 JASPER AVENUE, EDMONTON, AB T5J 1W8

FOR LEASE

HIGH EXPOSURE NISKU BAYS

FLOOR PLAN



FOR LEASE

HIGH EXPOSURE NISKU BAYS

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 3390-8 Street, Nisku, AB
LEGAL ADDRESS: Plan 0324910, Block 1, Lot 9
SIZE: 13,800 Sq.Ft. or (2) 6,900 Sq.Ft. (+/-)
Per Bay: **Office:** 600 Sq.Ft. (+/-) **Shop:** 6,300 Sq.Ft. (+/-)
ZONING: IND (Industrial)
POSSESSION: September 1, 2018
LOADING: Oversized doors (24'W x 20'H)
POWER: 600V/3 Phase
CEILING HEIGHT: 24'
HEATING: Radiant
TENANT ALLOWANCE: Negotiable
OP.COSTS: \$3.00/Sq.Ft. (2018 est.)
LEASE RATE: \$12.00/Sq.Ft.

Like new 13,800 Sq.Ft Office/Warehouse that can be demised into 2 x 6,900 Sq.Ft bays available in developing North Nisku area. Great access to major arterials including QE 2 and Nisku Spine Road, making for easy access into South East Edmonton, as well as Leduc & Nisku. Great opportunity for Tenants to custom build out office space. Both bays are 10 T crane ready.

MORE INFORMATION

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