

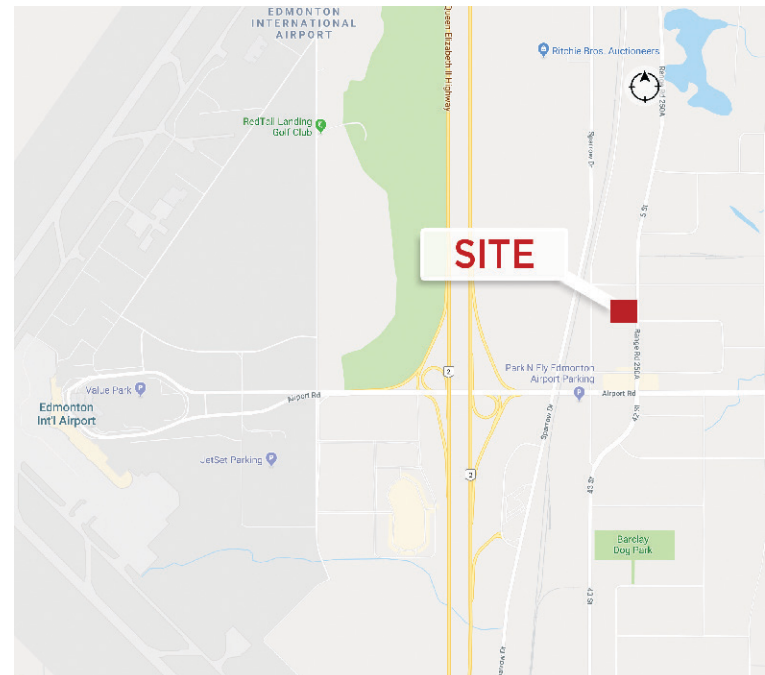
YARD AREA WITH BAY



**3,600 SF Industrial Bay
Available Immediately**

Property Highlights

- Located in Nisku Industrial Park
- Adjacent to Edmonton's International Airport
- Western Canada's largest business and industrial park
- Large marshalling and yard area
- Recently completed office and warehouse improvements
- Great exposure to 5th Street



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Property Details

Neighbourhood:	Nisku Industrial Park		Loading Door:	14' x 16' grade loading door
Zoning:	IL - Light Industrial		Power Service:	200 Amp, 208 Volt
Space Size: Bay C	600 SF	Office	Ceiling Height:	24' Clear
	3,000 SF	Warehouse	Lease Rate	\$13.00 per SF
	3,600 SF	Total	Operating Costs:	\$3.50 per SF (2023 estimate)
Bay B	1,350 SF	Office	Availability:	Immediately
	2,250 SF	Warehouse		
	3,600 SF	LEASED!		
	(750 SF Mez not included in GLA)			

Property Photos



Aerial



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