

BAY B: 3,600 SF AVAILABLE IMMEDIATELY

FOR LEASE

NISKU INDUSTRIAL BAY WITH YARD

2322 5 Street, Nisku, AB

INDUSTRIAL BAY WITH YARD AVAILABLE

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
- Recent office improvements include new flooring, new lighting, and paint

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PROPERTY DETAILS

Zoning:	IL - Light Industrial
Space Size - Bay B:	600 SF Office 3,000 SF Warehouse 3,600 SF Total
Loading Door:	14' x 16' grade loading door per Bay
Power Service:	TBC
Ceiling Height:	24' clear
Lease Rate:	Starting at \$13.00 per SF
Operating Costs:	\$4.25 per SF
Availability:	Immediately



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