





### 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

# CUSHMAN & WAKEFIELD Edmonton

Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

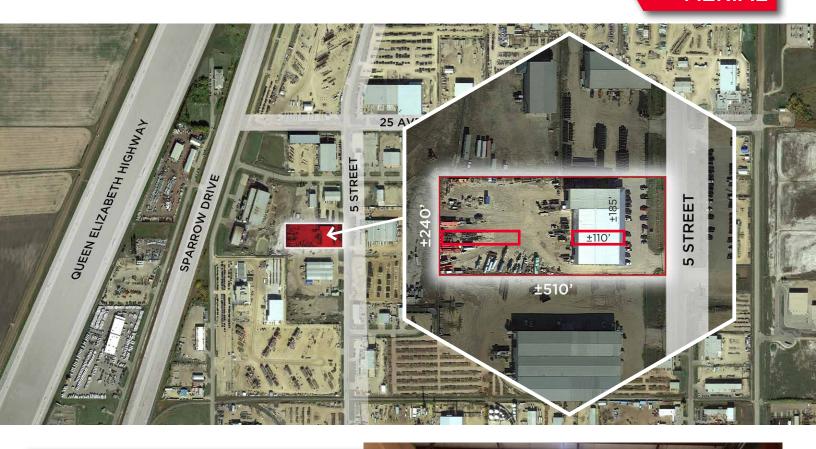
#### **Kennedy Munro**

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### **Chris Sieben**

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# **AERIAL**



## **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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