



## Industrial Bay with Yard Available

**Bay A: 5,400 SF**

**Bay C: 3,600 SF**

### 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
- Bay A is end cap with excess yard area



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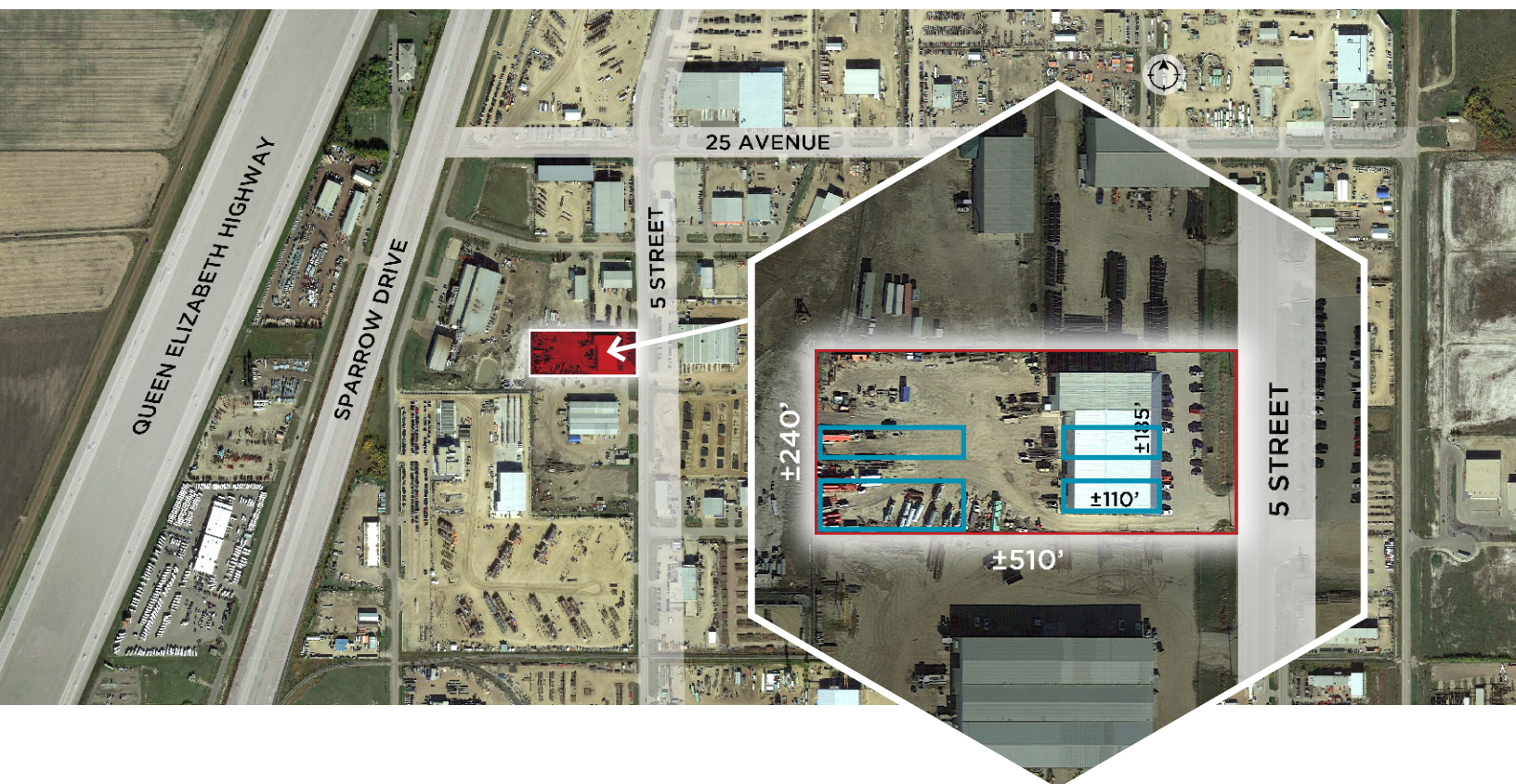
## Property Details

<b>Zoning:</b>	IL - Light Industrial	
<b>Space Size - Bay A:</b>	860 SF	Office
	4,540 SF	Warehouse
	<b>5,400 SF</b>	<b>Total</b>
<b>Space Size - Bay C:</b>	600 SF	Office
	3,000 SF	Warehouse
	<b>3,600 SF</b>	<b>Total</b>
<b>Loading Door:</b>	(1) 14' x 16' grade loading door per Bay	
<b>Power Service:</b>	TBC	
<b>Ceiling Height:</b>	24' clear	
<b>Lease Rate:</b>	Bay A: \$15.00 per SF	
	Bay C: \$13.00 per SF	
<b>Operating Costs:</b>	\$3.50 per SF	
<b>Availability:</b>	Bay A & C July 1, 2023	

## Property Photo



## Aerial



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