

FOR LEASE

NISKU INDUSTRIAL SHOP ON 5.09 ACRES

2311 5A Street, Nisku, AB

23,786 SF Available

Cushman & Wakefield Edmonton

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

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OVERVIEW

Opportunity of a ±23,786 SF
freestanding facility on 5.09 Acres

Shop contains two crane bays with
multiple cranes

Multiple grade doors on south and
east elevation

Generous site size; yard improved
with compacted gravel and fully
fenced

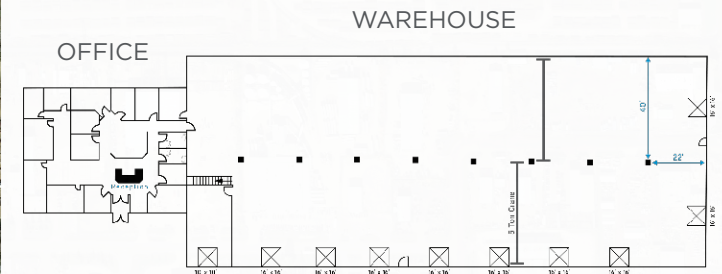
Four (4) outbuildings each with
power/heat on concrete slab (not
included in gross leasable area)

Other features include
compressed air and electrical
throughout the warehouse,
welding stations, and
exhaust removal

QUEEN ELIZABETH II HIGHWAY

5 STREET

5A STREET



PROPERTY DETAILS

MUNICIPAL ADDRESS

2311 5A Street, Nisku, AB

AVAILABILITY

Warehouse: 20,306 SF

Office Main: 3,250 SF

Second Level: 230 SF

Total: 23,786 SF

LIGHTING

LED

CEILING HEIGHT

22.5' - 25' Clear

ZONING

IND

YARD

Fully fenced and improved
with compacted gravel



HVAC

Forced air &
radiant tube

FIRE SUPPRESSION

Sprinklered

OVERHEAD GRADE DOORS

Nine (9) 16' x 16'

One (1) 10' x 10'

POWER

800 Amp, 277/480 Volt, 3 Phase
(TBC)

CRANES

North Bay: Two (2) 6.3 Ton

South Bay: One (1) 5 Ton

36'5" B/W Rails; 20' Underhook

LEASE RATE

Market

OPERATING COST

\$2.36 per SF (2023 Taxes & Insurance)

OCCUPANCY

November 1, 2024





**CUSHMAN &
WAKEFIELD**
Edmonton

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