

FOR LEASE

# NISKU INDUSTRIAL SHOP ON 5.09 ACRES

2311 5A Street, Nisku, AB

23,786 SF Available

**Cushman & Wakefield Edmonton**  
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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

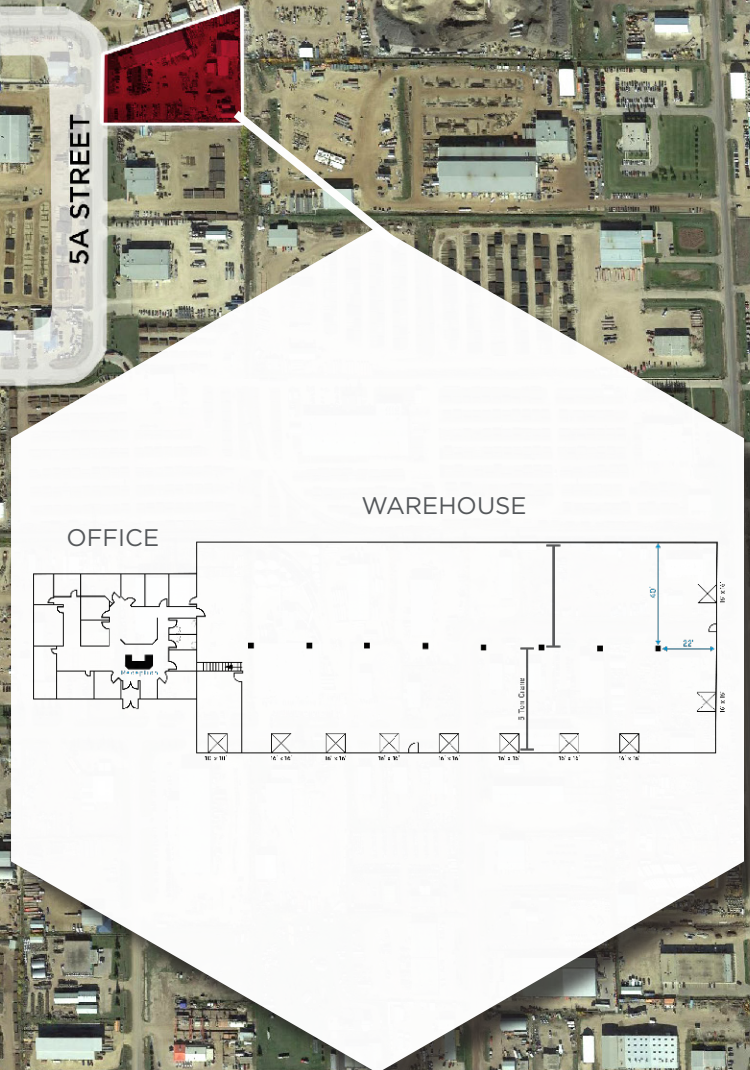
Four (4) outbuildings each with power/heat on concrete slab (not included in gross leasable area)

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







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