

5TH STREET INDUSTRIAL BAYS

1202 5 Street, Nisku, AB

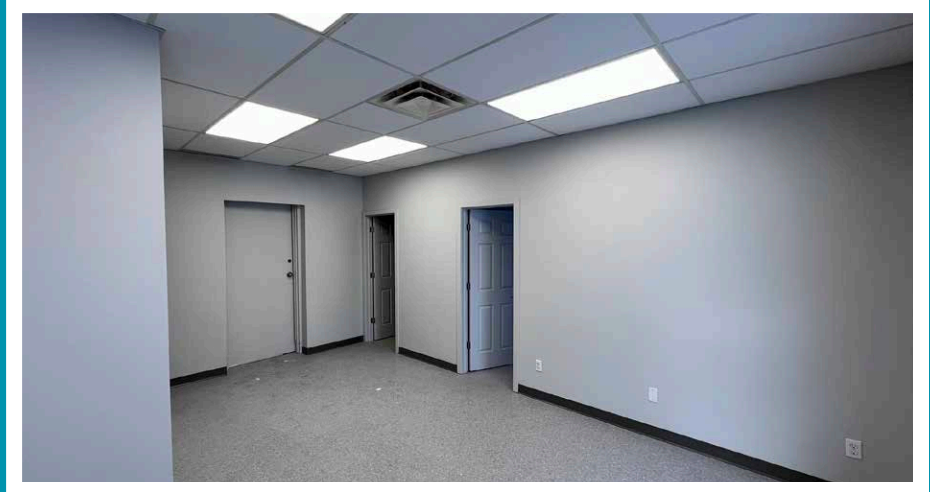
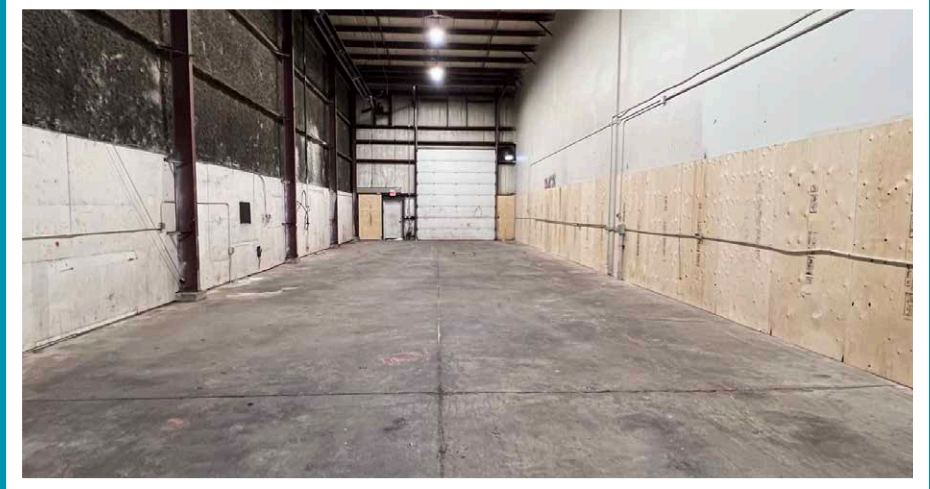
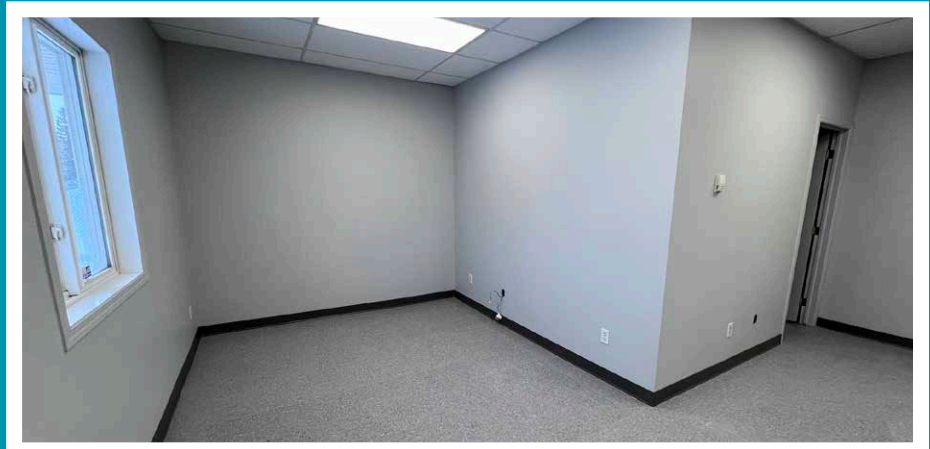
TWO 3,600 SF INDUSTRIAL BAYS AVAILABLE



YARD AREA WITH BAY

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
- Recently completed office and warehouse improvements
- Great exposure to 5th Street
- Bay A is endcap unit with excess yard
- Bay C is an interior unit



PROPERTY DETAILS

NEIGHBOURHOOD: Nisku Industrial Park

ZONING: IL - Light Industrial

SPACE SIZE: BAY A
600 SF Office
3,000 SF Warehouse
3,600 SF Total

SPACE SIZE: BAY C
600 SF Office
3,000 SF Warehouse
3,600 SF Total

LOADING DOOR: (1) 14'x16' grade loading door per bay

POWER SERVICE: 200 Amp, 208 Volt
(TBC by Tenant)

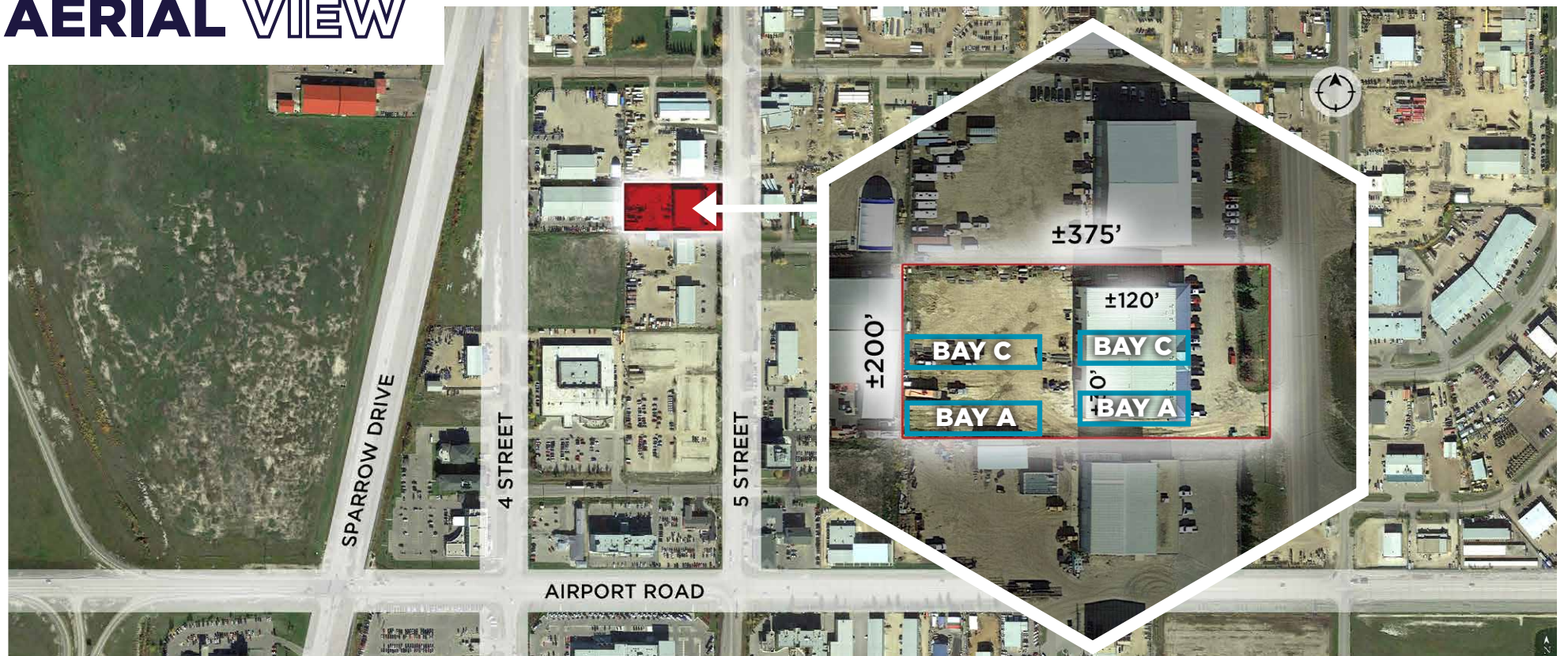
CEILING HEIGHT: 24' Clear

LEASE RATE: Starting at \$13.00 per SF

OPERATING COSTS: \$4.25 per SF
(2025 estimate)

AVAILABILITY: 30 Days

AERIAL VIEW





QUEEN ELIZABETH II HIGHWAY

AIRPORT ROAD

5 STREET



Kennedy Munro
Associate
780-966-2315
kennedy.munro@cwedm.com

Zeshan Qureshi CPA, CA
Partner
780-238-4576
zeshan.qureshi@cwedm.com

Chris Sieben
Partner
780-720-0227
chris.sieben@cwedm.com

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

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