

5TH STREET INDUSTRIAL BAYS

1202 5 Street, Nisku, AB

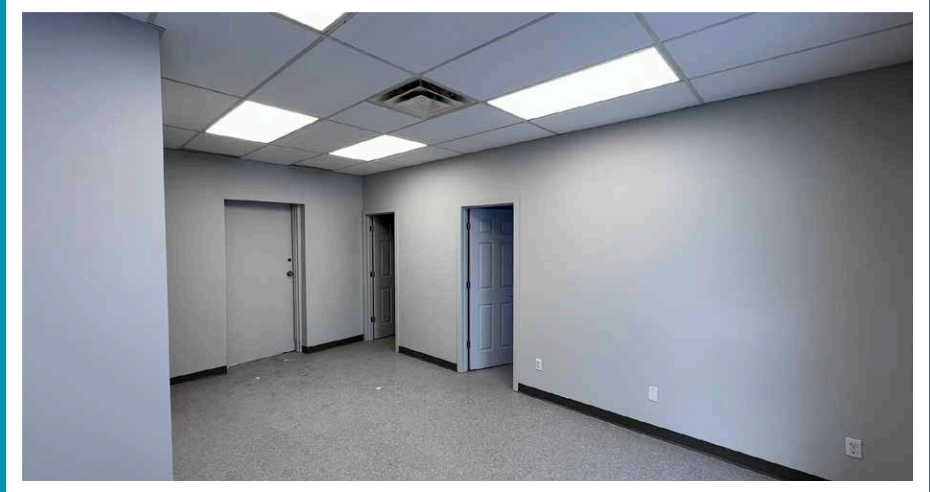
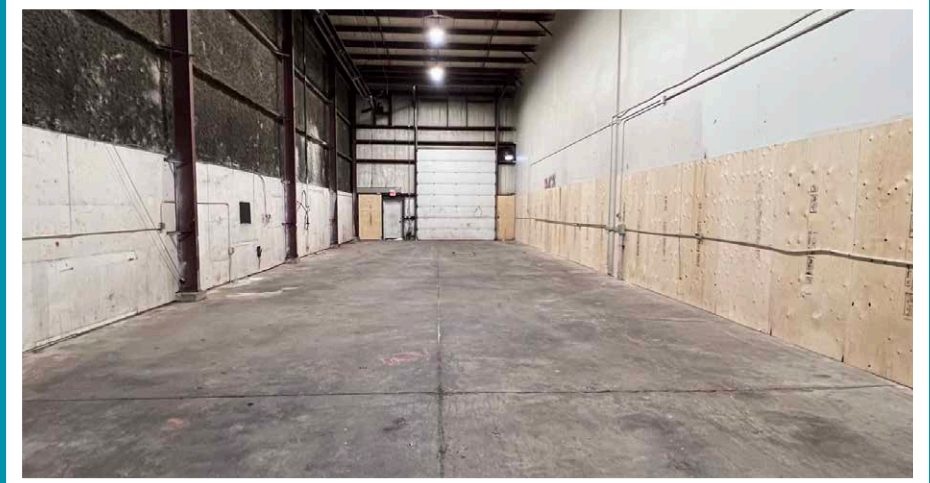
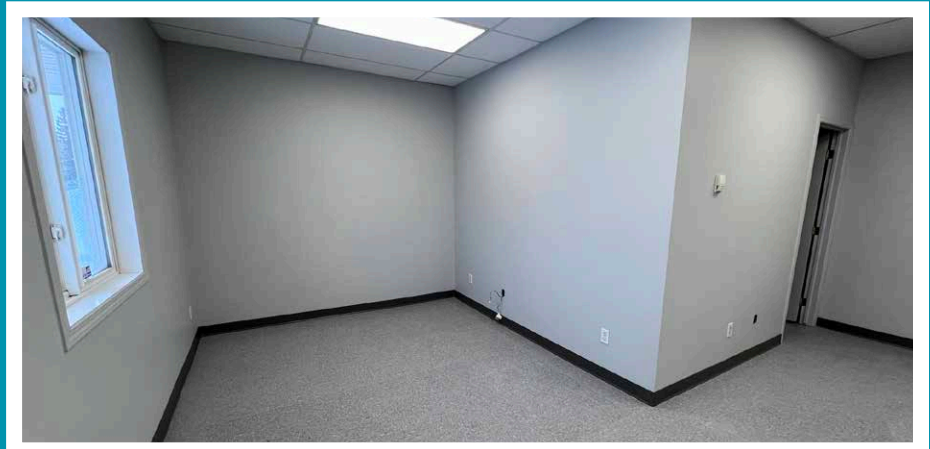
ONE 3,600 SF INDUSTRIAL BAY AVAILABLE



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 C is an interior unit with yard area measuring approx. 30' x 100'



PROPERTY DETAILS

NEIGHBOURHOOD: Nisku Industrial Park

ZONING: IL - Light Industrial

**SPACE SIZE: BAY A
(LEASED)**
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)

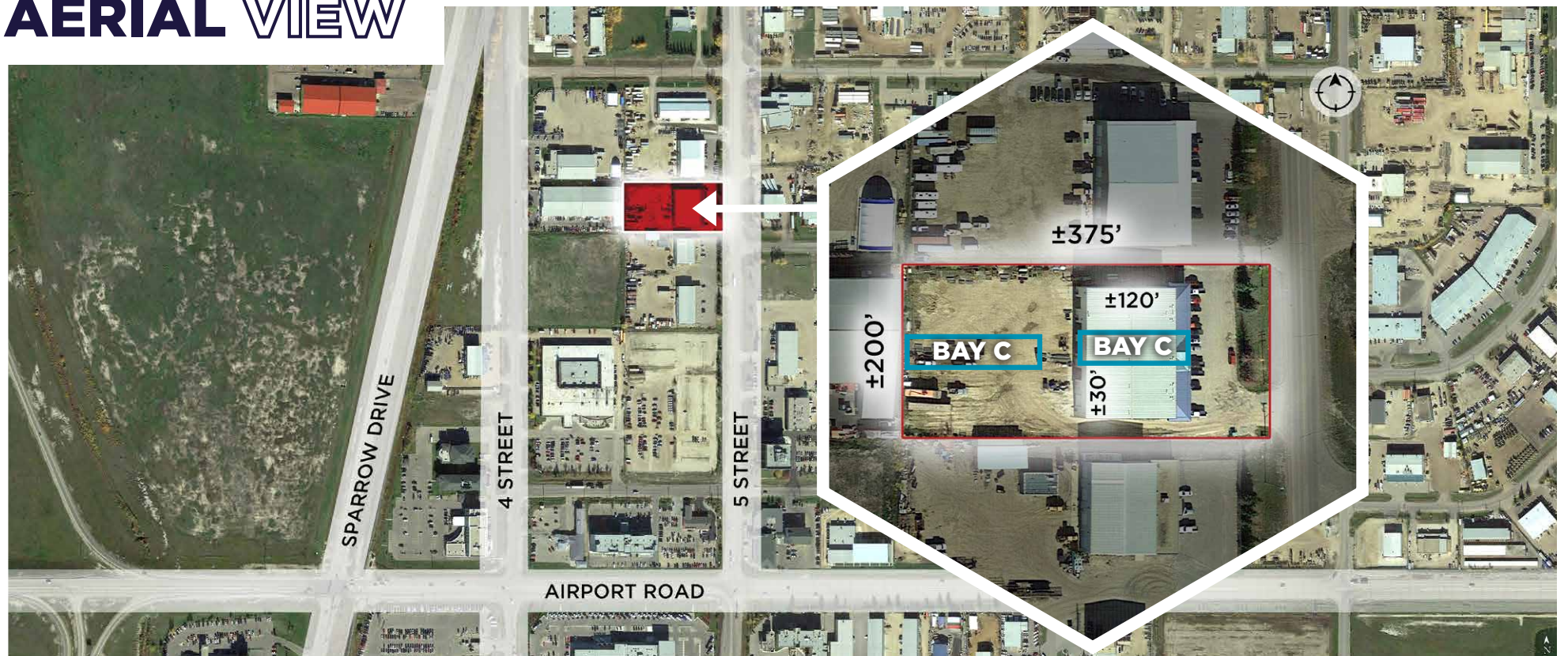
CEILING HEIGHT: 24' Clear

LEASE RATE: Starting at \$13.00 per SF

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

AVAILABILITY: Immediately

AERIAL VIEW





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