



NISKU INDUSTRIAL BAY WITH YARD

2322 5 Street, Nisku, Alberta

INDUSTRIAL BAY WITH YARD AVAILABLE

BAY A: 5,400 SF

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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 Emeritus
780-720-0227
chris.sieben@cwedm.com

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

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 approximately 0.30 Acres of dedicated yard area

PROPERTY DETAILS

ZONING:	IL - LIGHT INDUSTRIAL
SPACE SIZE - BAY A:	1,300 SF OFFICE 4,100 SF WAREHOUSE <hr/> 5,400 SF TOTAL
LOADING DOOR:	(1) 14' X 16' GRADE LOADING DOOR
POWER SERVICE:	TBC
CEILING HEIGHT:	24' CLEAR
LEASE RATE:	BAY A: \$15.00 PER SF
OPERATING COSTS:	\$4.25 PER SF (2025)
AVAILABILITY:	JUNE 1ST, 2026



AERIAL VIEW



KEEP IN TOUCH

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