

NISKU OFFICE/ WAREHOUSE BAY

#7 - 1408 8 Street, Nisku, AB



PROPERTY HIGHLIGHTS

- 2,500 SF office & Warehouse space
- Excellent proximity to HWY 2/QEII
- Professionally managed building
- Ample onsite parking with drive around access

PROPERTY DETAILS

Municipal Address: #7 - 1408 8 Street Nisku, AB

Market: Nisku

Leasable Area: Main Floor Office: 500 SF
Warehouse: 2,000 SF
TOTAL: 2,500 SF

Power: 3 phase (TBC)

Loading Doors: 12'x16' grade

Clear Height: 18' clear in warehouse

Zoning: IND - Industrial District

Offices Layout: (2) offices & reception area

Lease Rate: \$13.50 per SF

Operating Cost: \$3.79 per SF

Availability: Immediately



AERIAL VIEW

