

# 5TH STREET INDUSTRIAL BAY

1202 5 Street, Nisku, AB

7,200 SF INDUSTRIAL BAY AVAILABLE

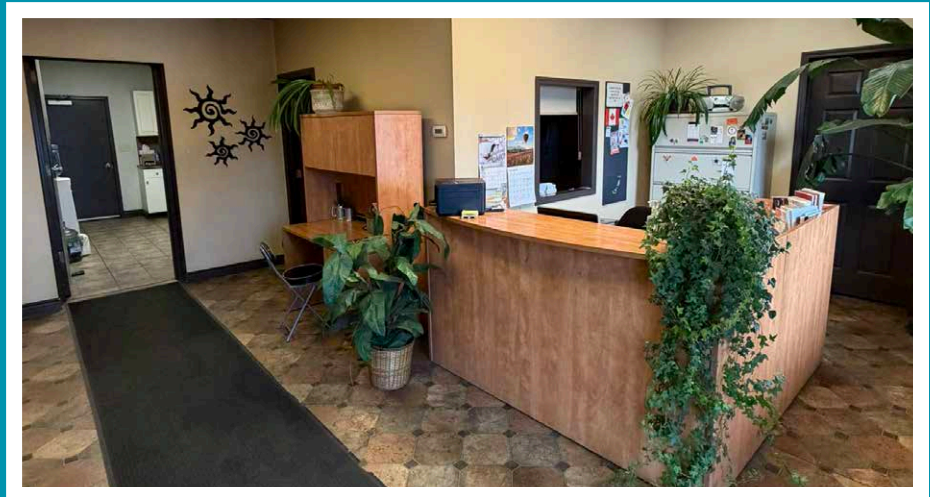
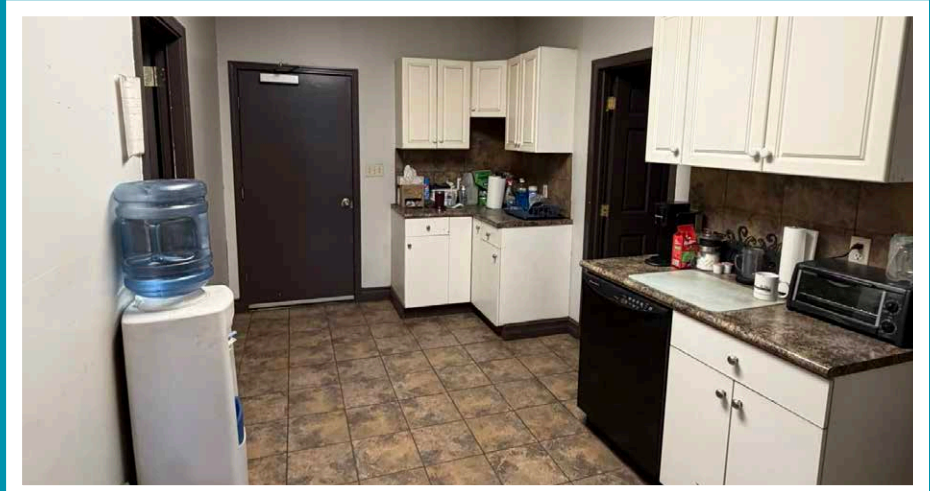
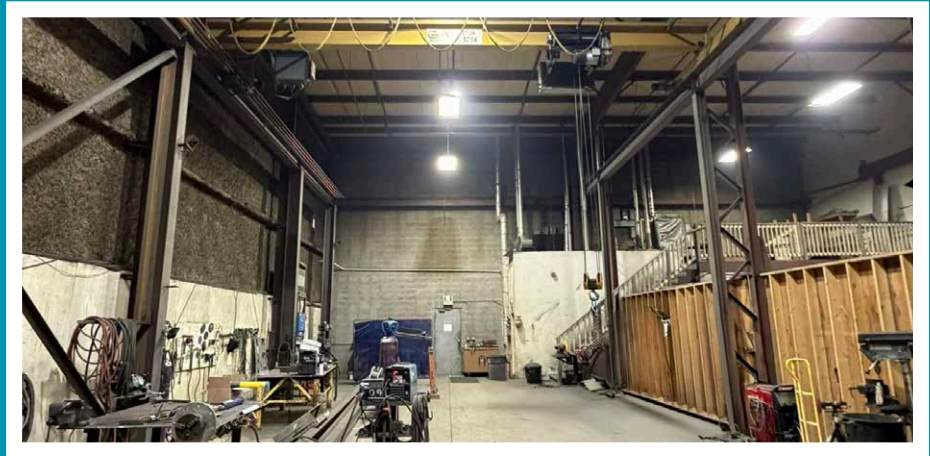
**END CAP UNIT WITH CRANES**



**YARD AREA WITH BAY**

# PROPERTY HIGHLIGHTS

- Prime location in Nisku Industrial Park, adjacent to Edmonton International Airport with exposure to 5th Street in Western Canada's largest industrial park
- Prior to commencement of new tenancy, office, and warehouse improvements will be completed
- Space features total of four offices, four washrooms, a lunch room, and storage mezzanine (not included in GLA)
- Space is end cap unit with yard area measuring approximately 85' x 100' (approximately 0.20 Acres of total yard area)
- The bays are currently utilized as a 7,200 SF metal fabrication shop. All equipment and assets are for sale by the current Tenant

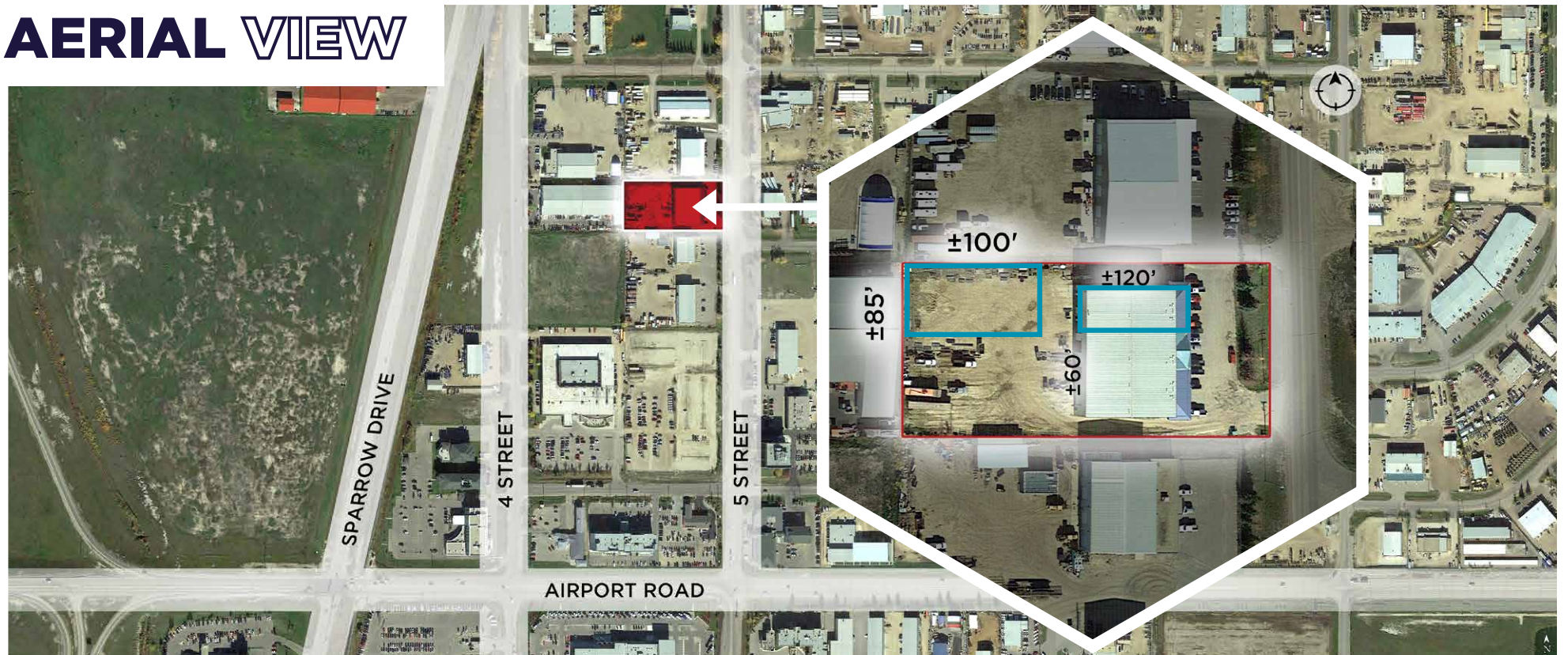


# PROPERTY DETAILS

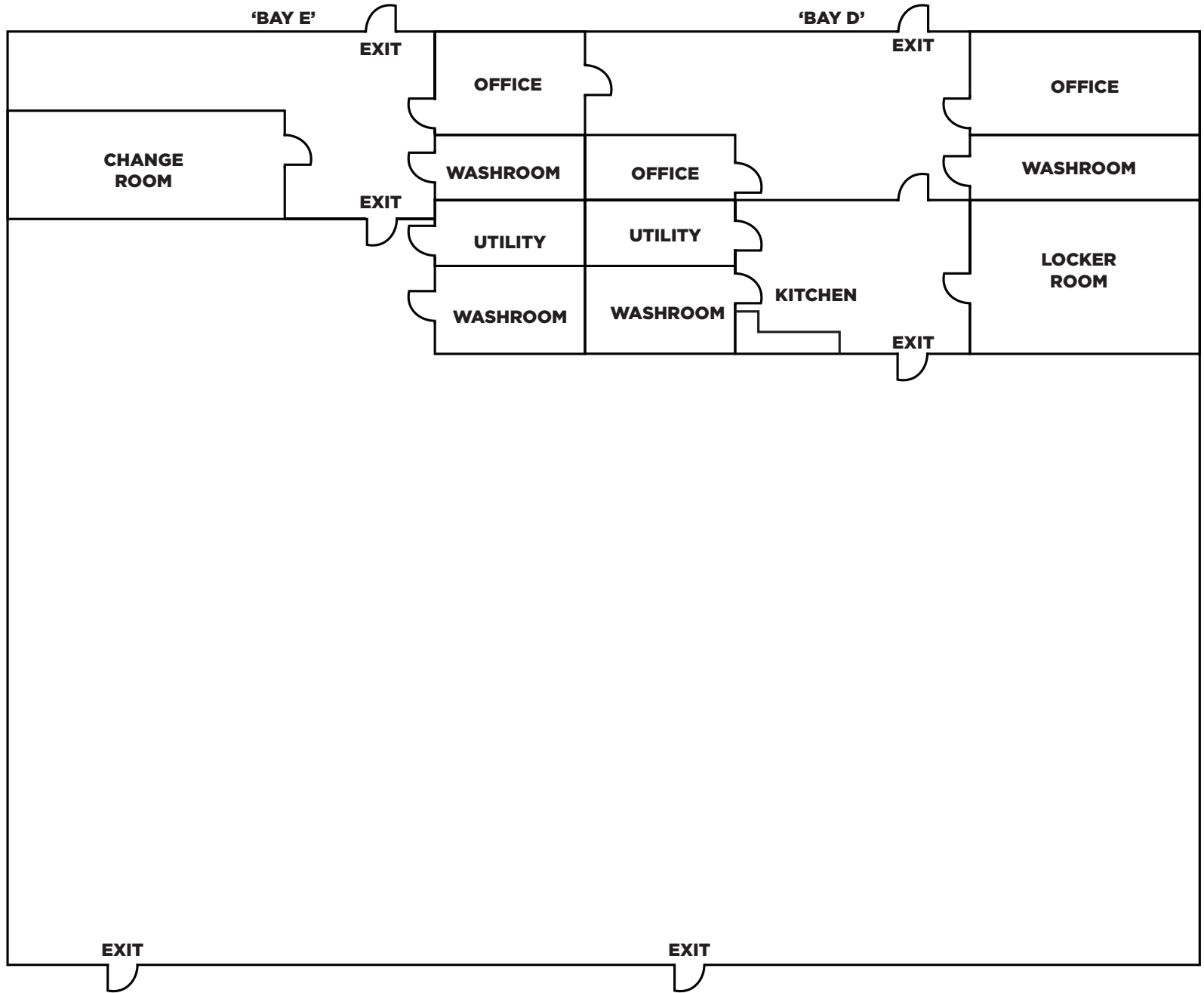
<b>NEIGHBOURHOOD:</b>	Nisku Industrial Park
<b>ZONING:</b>	IL - Light Industrial
<b>SPACE BREAKDOWN:</b>	±1,400 SF Office ±5,800 SF Warehouse ±7,200 SF Total
<b>CRANES</b>	(1) 3 Ton (1) 5 Ton
<b>LOADING DOORS:</b>	(2) 14'x16' grade loading doors

<b>POWER SERVICE:</b>	2 services of 200 Amp, 208 Volt (TBC by Tenant)
<b>CEILING HEIGHT:</b>	24' Clear
<b>LEASE RATE:</b>	Starting at \$15.50 /SF
<b>OPERATING COSTS:</b>	\$4.25 per SF (2026 estimate)
<b>AVAILABILITY:</b>	July 1st, 2026

## AERIAL VIEW



# FLOOR PLAN



\*FLOOR PLAN NOT TO SCALE

YARD



**AIRPORT ROAD**

**QUEEN ELIZABETH II HIGHWAY**

**5 STREET**

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