

FOR SALE

# FREESTANDING INDUSTRIAL WAREHOUSE

1202 8A Street, Nisku, AB

20,838 SF WITH DRIVE AROUND ACCESS



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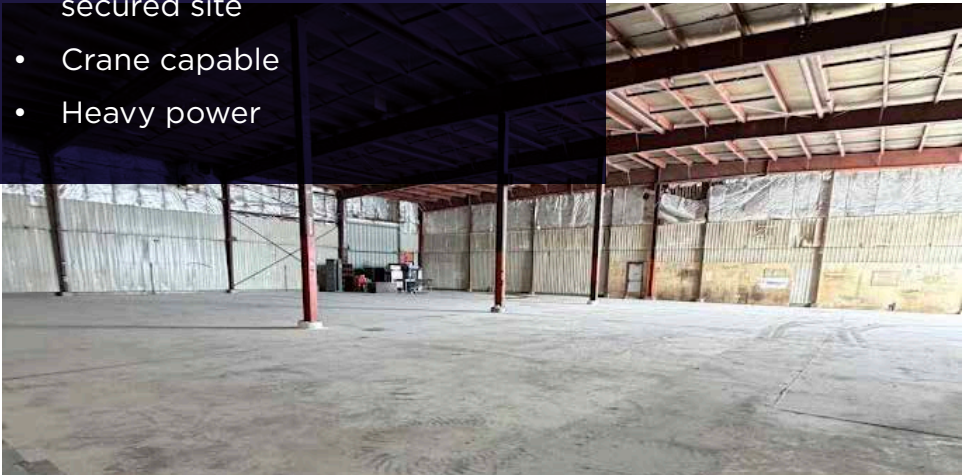
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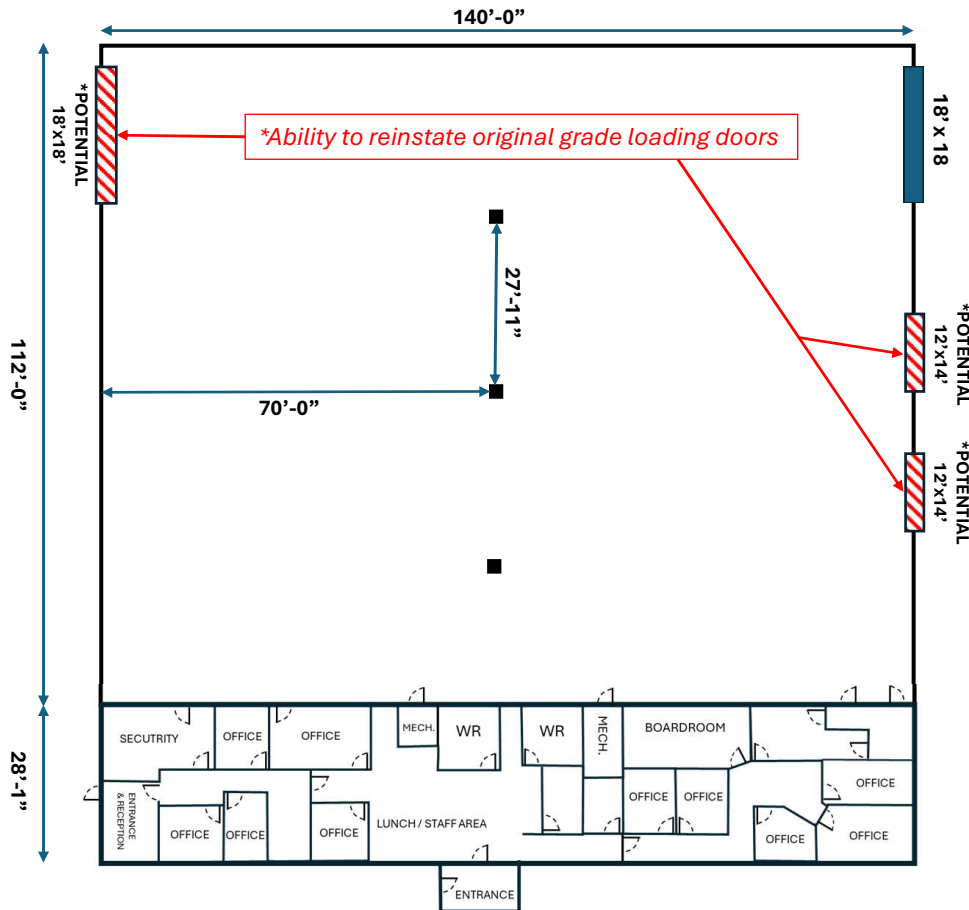
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# THE OPPORTUNITY

- Rare opportunity to own a  $\pm 20,838$  SF freestanding industrial warehouse.
- Drive around access, w/ two site access points
- Fully fenced, gated and secured site
- Crane capable
- Heavy power



# FLOOR PLAN



**\*\*MEASUREMENTS ARE NOT TO SCALE AND MUST BE VERIFIED BY A PROFESSIONAL FOR ACCURACY\*\***

# PROPERTY DETAILS

## MUNICIPAL ADDRESS

1202 8A Street, Nisku AB

## LEGAL DESCRIPTION

Plan 7821344, Block 14, Lot 3

## ZONING

IND - Industrial

## SITE SIZE

1.26 Acres

## SITE COVERAGE RATIO

37%

## BUILDING AREA

4,948 SF - Office Area

15,890 SF - Warehouse

20,838 SF - Total

## POWER

Heavy power, 3 phase (TBV)

## LOADING DOORS

(1) 18'x18' Grade

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(2) 12'x14' Grade\*

\*Ability to reinstate original grade loading doors

## AVAILABILITY

Immediately

## CLEAR HEIGHT

20' clear in warehouse

# SALE PRICE

**\$3,250,000.00**

# KEEP IN TOUCH



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