



Industrial | Office Shop & Warehouse

1504 8 Street

Nisku, Alberta

Lease Opportunity



LEASE INFORMATION

Base Rent	Market
Operating Costs	TBD
Availability	Immediately
Term	Minimum five (5) years

Potential Exterior



SITE FEATURES

This property is located within Nisku Business Park in Leduc County. Developed with a wide array of cranes, craneways, and manufacturing infrastructure, the property is well suited for heavy industrial users. Access to the property is available from various points along 8th Street.

SITE DETAILS

Address

1504 8 Street
Nisku, AB

Legal

Plan 0828086
Block 7
Lot 13

Type

Industrial Office/Shop/
Warehouse

Year Built

Original building
1980 / 81 with additions
in 1991 and 2008

Available Area

+/- 6,000 SF

Zoning

IND – Industrial District

Site Area

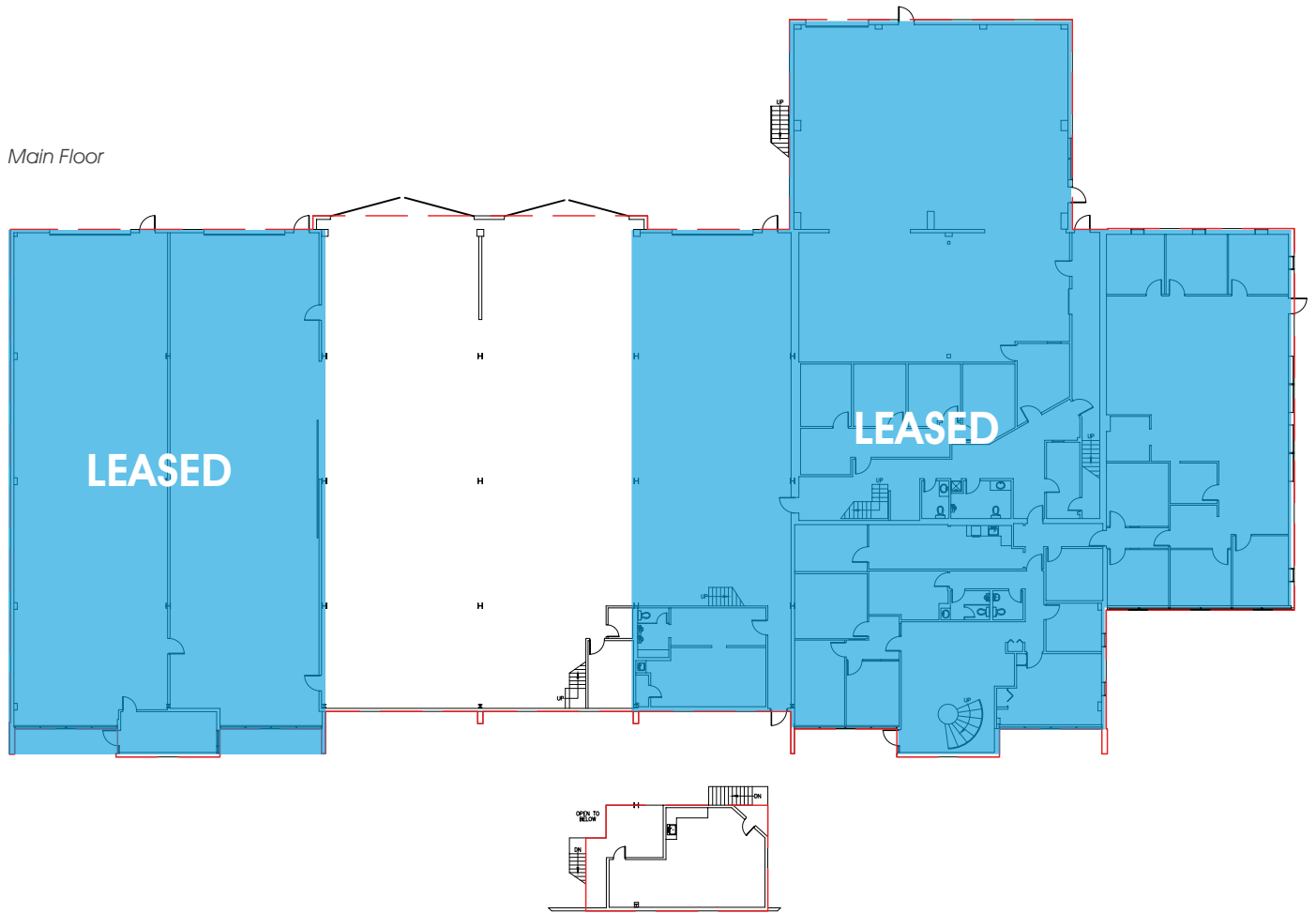
13.74 Acres

Site Coverage

10%

Loading

Grade



ADDITIONAL FEATURES

Ceiling Height

Various throughout buildings

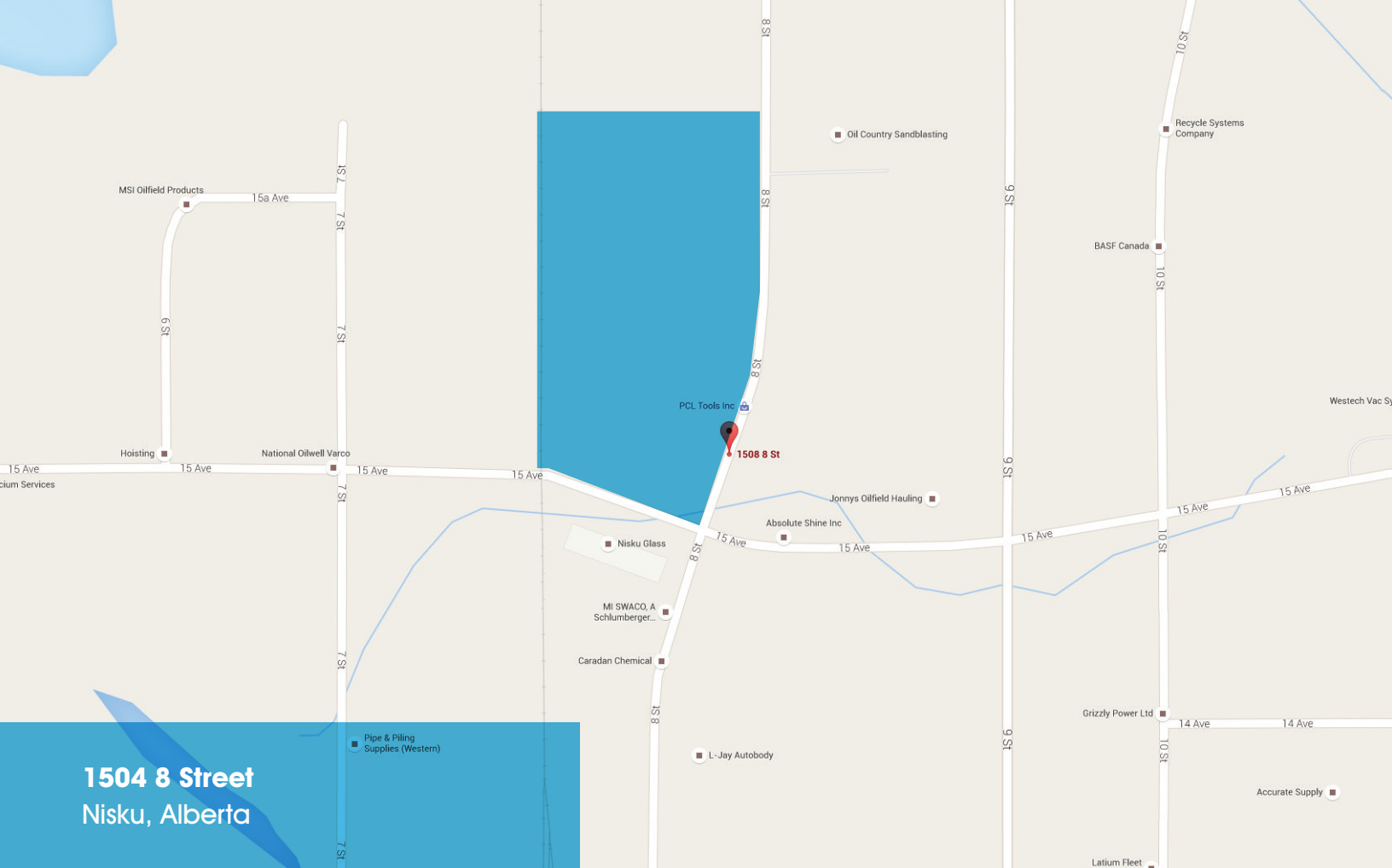
Sprinklers

None

Power

600 volt, 600 amp with
1,200 amp capacity

- Floor sumps in shop and parts area, air lines in shop, and an air filtering system
- Several overhead cranes, craneways, welding stations and exhaust systems
- Entire site is enclosed with a chain-link fence providing secure storage



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SITE TOUR INFORMATION Site tours by appointment only

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