

Available Space  
11,680 SF

Leasing Available  
NOV 1, 2024



FOR LEASE

# LOCATION

GLM Building, 1504 8 Street  
Nisku, AB T9E 7S6

**1.33 ACRES**

Of Yard Available



8 STREET

15 AVE NW



**ACCESS**

Easy access off of Highway 11  
and 20th Avenue.

# BUILDING



**AVAILABLE**  
11,680 SF



**ZONING**  
IND  
Industrial



**YEAR BUILT**  
1980



**CRANES**  
Four 5-Ton  
Cranes

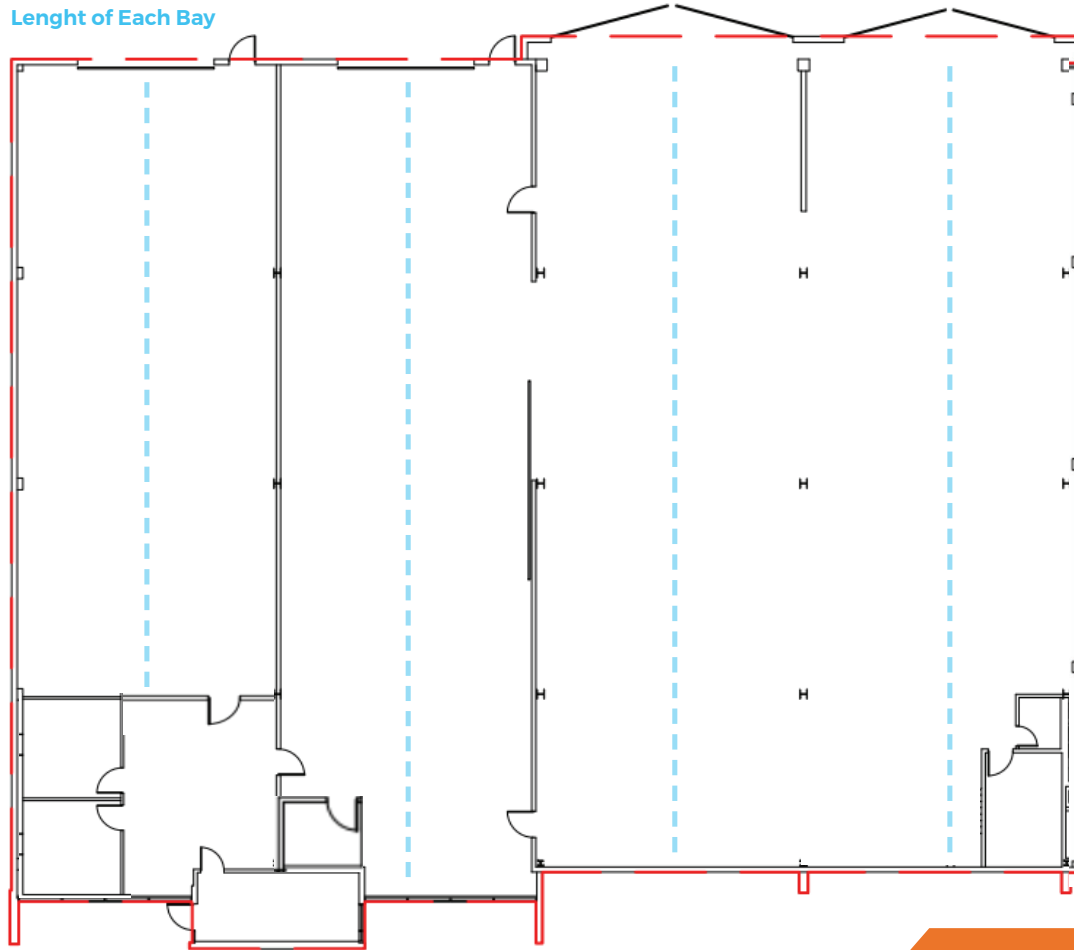


**CLEAR HEIGHT**  
22'



**FIBRE OPTICS**  
Available

Four 5-Ton Cranes Run  
Length of Each Bay



**LEASE RATE**  
Market

**OP COSTS**  
\$7.90 PSF  
Inclusive of Power, Water,  
and Natural Gas



**LIGHTING**  
LED



**POWER**  
TBD



**FIRE SUPPRESS**  
Fire Extinguisher



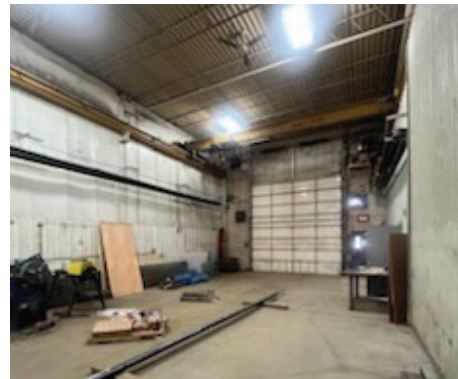
**SUMP & TRENCH**  
Available



**LOADING**  
4 Oversized Grade



**HVAC**  
Rooftop Units &  
Unit Heaters





FOR MORE  
INFORMATION  
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