



## PROPERTY HIGHLIGHTS

- Move-in ready
- Turnkey office space
- 1.71 Acres of fully dedicated yard
- LED lights throughout
- Grade loading
- Located in Nisku Business Park with access at multiple points along 8th Street
- Two jib cranes and one 1-Ton crane, with potential to add a 5-Ton crane
- Locker room area, sump, and warehouse heating available

**Site Tour Information** Site tours by appointment only

780.421.4000 | [leasing@yorkrealty.ca](mailto:leasing@yorkrealty.ca) | [YORKREALTY.CA](http://YORKREALTY.CA)

Canadian Western Bank Place  
Suite 1622, 10303 Jasper Avenue  
Edmonton, Alberta | T5J 3N6



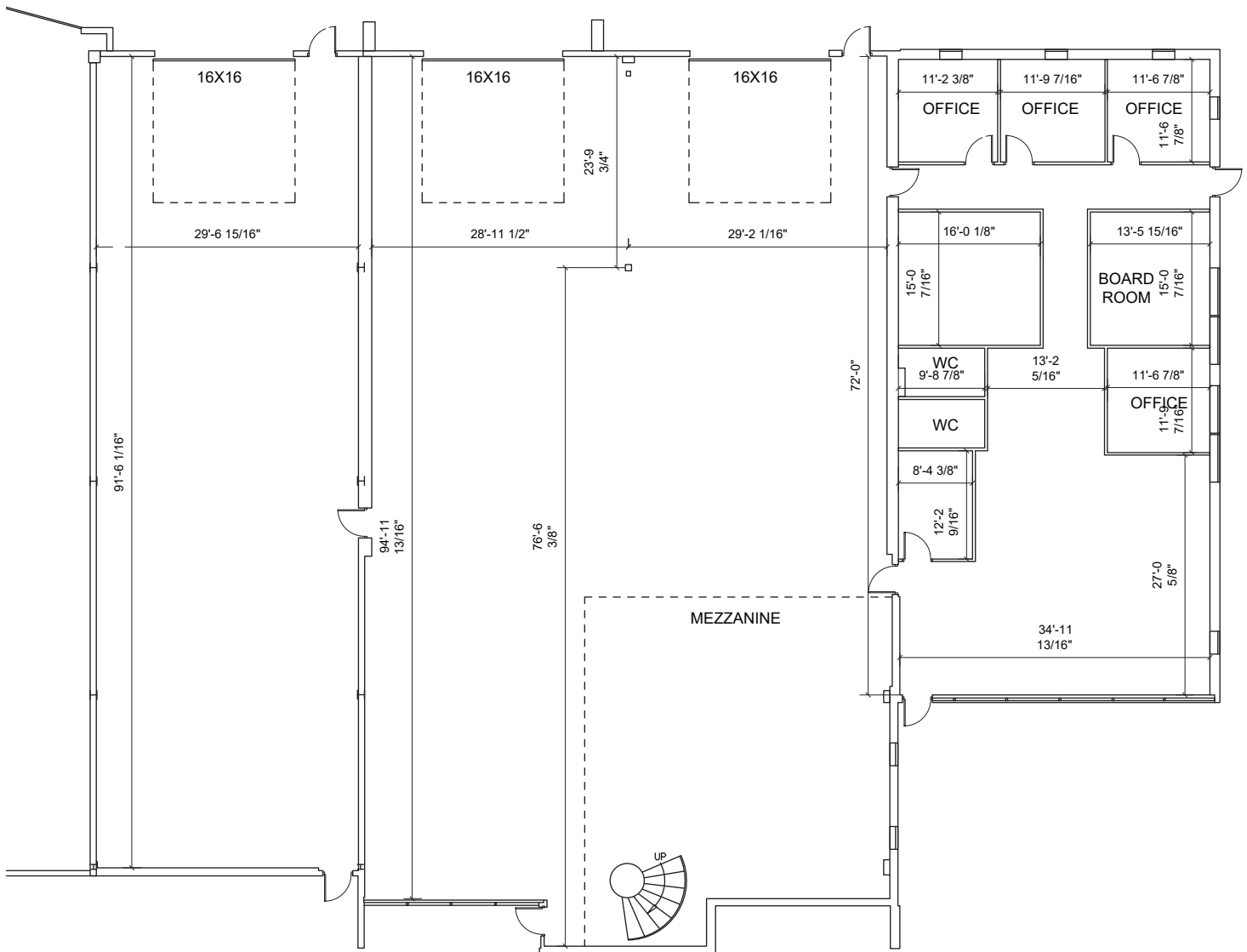
**DETAILS**

Address	1 1504 8 Street
Legal Description	Block 7, Lot 13, Plan 0828086
Zoning	(IND) Industrial
Size	11,151 SF
Yard	1.71 Acres
Power	400 amps & 600 Volts
Clear Height	22'
Cranes	One (1) 1-Ton
Jib Cranes	Two (2)
Air Make Up Unit	10,000 CFM
Grade Loading	Three (3) 16'x16'
Locker Room Area	Available
Sump	Available
Warehouse Heating	Radiant Tube Heat & Unit Heaters

**LEASE INFORMATION**

Base Rent	\$10.00 PSF
Operating Costs	\$4.94 (2021est) PSF
Utilities	\$2.12 PSF
Available	Immediately

Floor Plan



## 1504 8 Street

Nisku, Alberta



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