



## PROPERTY HIGHLIGHTS

- 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

Lucas Leisen | Leasing Manager 780.934.2929 | [lucas@yorkrealty.ca](mailto:lucas@yorkrealty.ca)  
YORKREALTY.CA

Canadian Western Bank Place  
Suite 1600, 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	Market
Operating Costs	\$4.65 PSF + Utilities
Available	April 1, 2023

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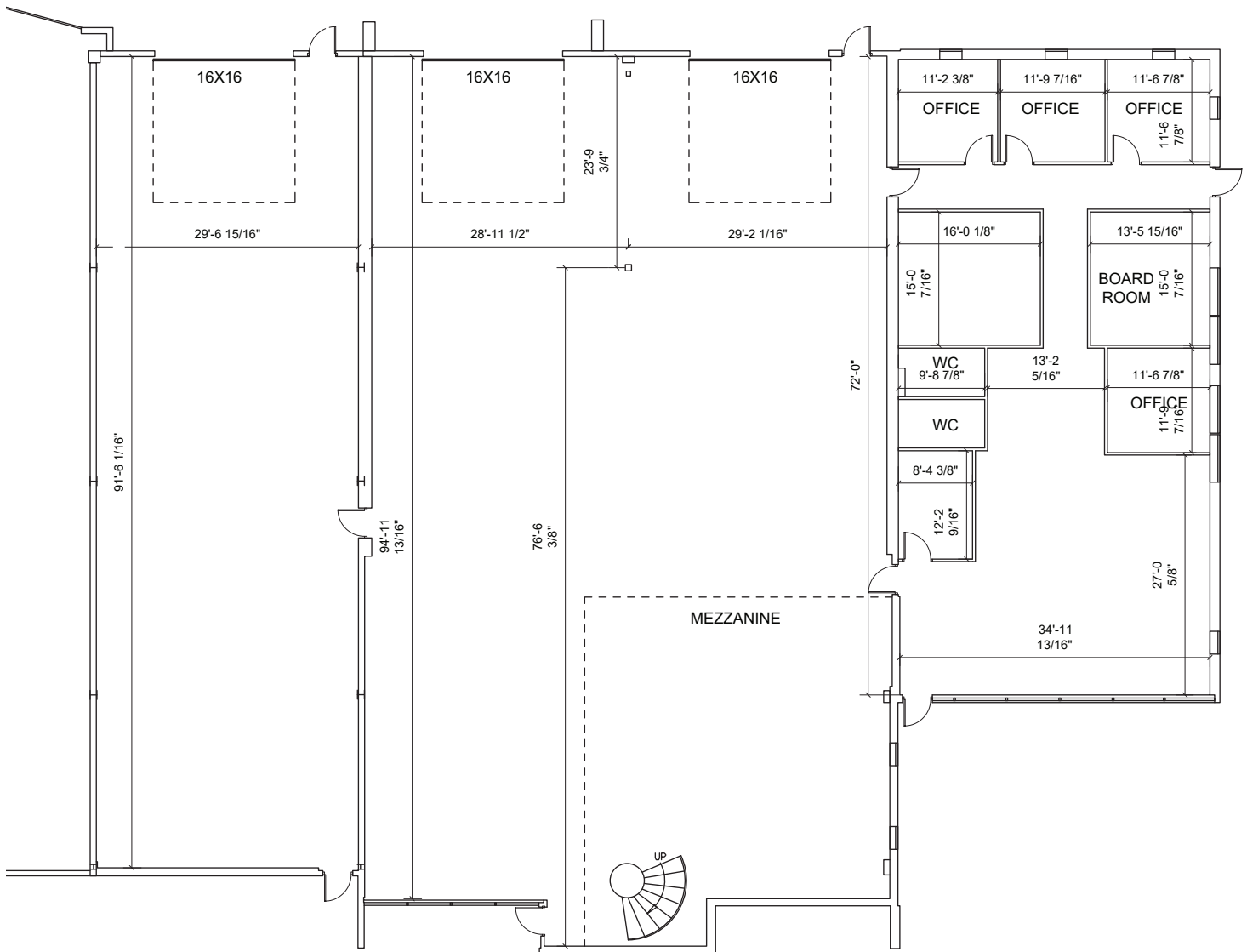
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## Floor Plan





**1504 8 Street**

Nisku, Alberta



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