

Available Buildings
1 & 2

Pre-Leasing Available
NOW

PIONEER SKIES
BUSINESS PARK



FOR LEASE

LOCATION

Nisku Spine Road
Nisku, AB

AIRPORT

Only a 15 Minute Drive
(16.3 km) from the Edmonton
International Airport

PROXIMITY

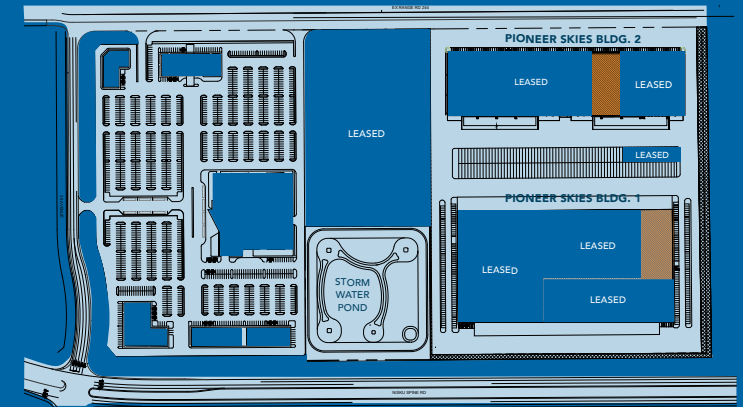
The Business Park is located
amongst a variety of industrial
advantages. Close by to the
Farm 40 Business Park,
the Silent Ice Centre, and only
a 7 minute drive (6.4 km) drive
from downtown Nisku.

ACCESS

Location is easily accessible
from the #2 Highway,
Nisku Spine Road,
and Township Road 510.



SITE PLAN



**MORE
NEARBY?**

The town of Beaumont
is only an 11 minute
drive away (9.2km)

BUILDING 1



AVAILABLE
Up To 28,600 SF



ZONING
IND
Industrial



COLUMN GRID
Various:
40'x55' / 55'x60'
Speedbay



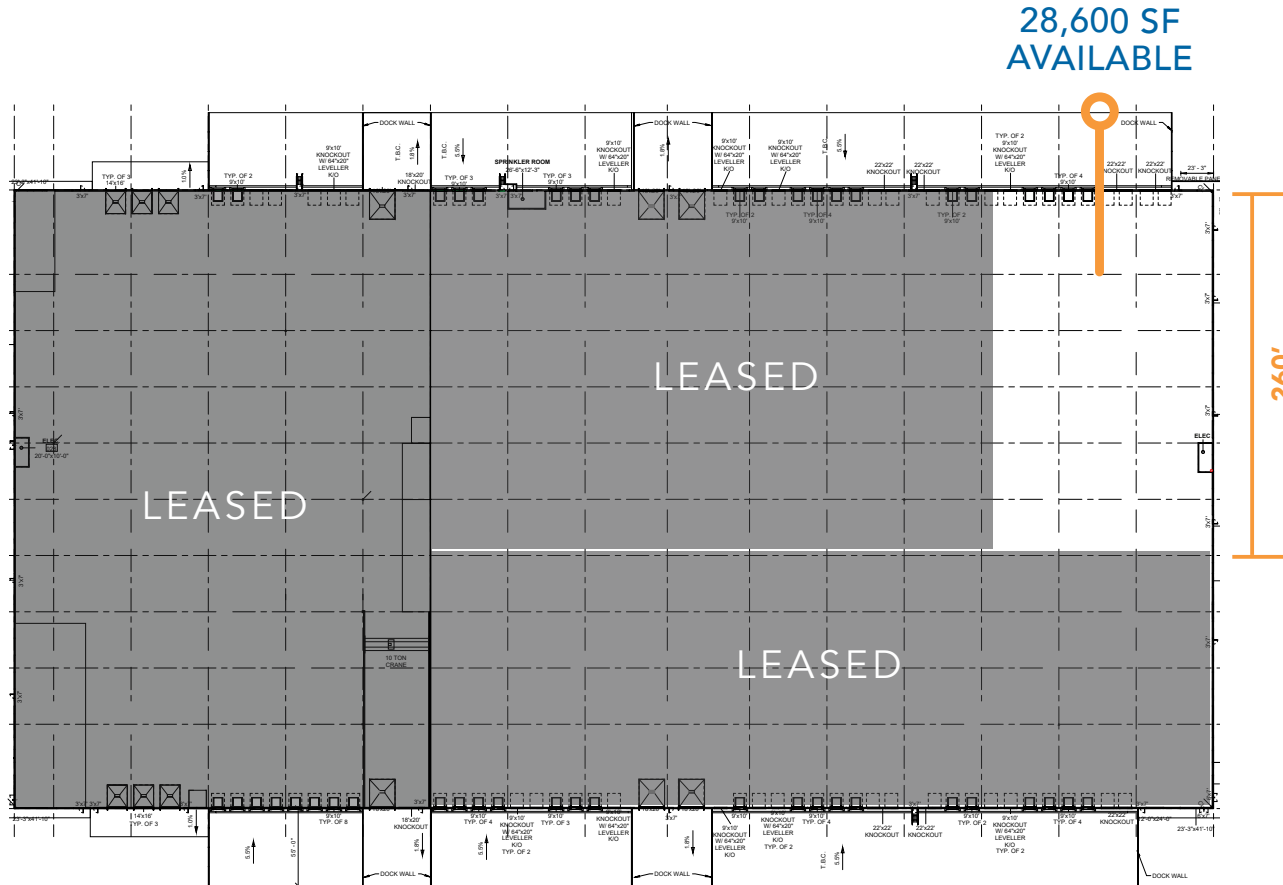
PARKING
215 Stalls
Up to 23
Trailer Stalls



CRANES
20 Ton
Crane Ready



FLOOR SLAB
8" Concrete Slab
Dual Wheel Load
20,000 lbs



LIGHTING
LED



POWER
3000 amp,
600 volt,



FIRE SUPPRESS
ESFR



BUILDING DEPTH
440'



SUMP & TRENCH
Available
Upon Request



LOADING
Grade up to 34,
Dock up to 68
*Optional - 1 Grade
Door is equal to
2 Dock Doors*



HVAC
Tube & Unit Heaters



**LEASE
RATE**
Market

**OP
COSTS**
\$2.67 PSF

BUILDING 2

**AVAILABLE**

Up To 26,950 SF



ZONING

IND
Industrial



COLUMN GRID

Various:
40'x55' / 55'x60'
Speedbay



PARKING

TBD
Up to 144
Trailer Stalls



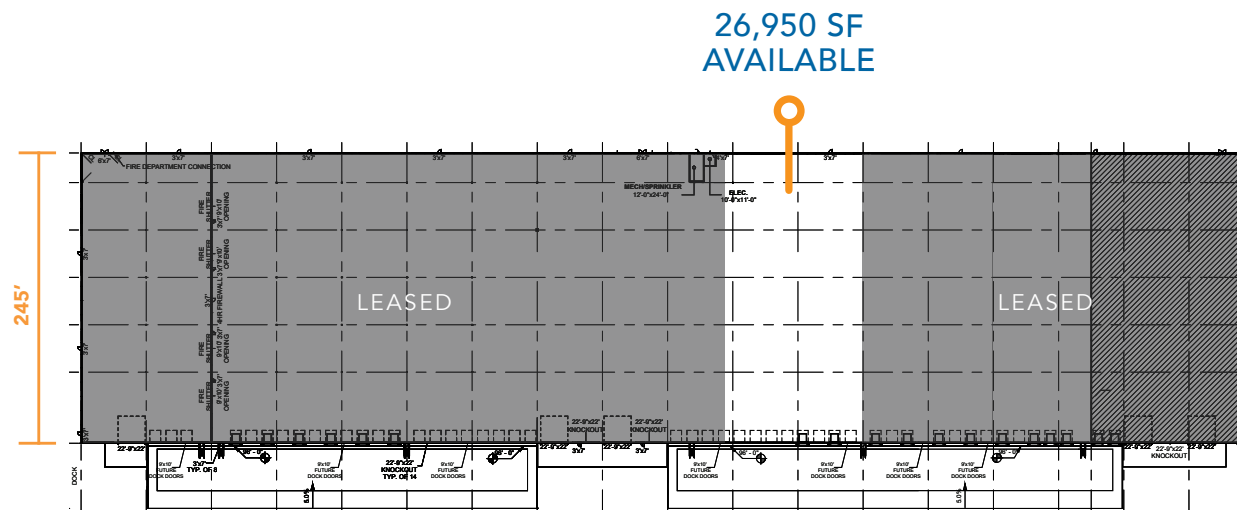
CRANES

20 Ton
Crane Ready



FLOOR SLAB

8" Concrete Slab
Dual Wheel Load
20,000 lbs



**LEASE
RATE**
Market

OP COSTS
\$2.53 PSF



LIGHTING
LED



POWER

3000 amp,
600 volt,



FIRE SUPPRESS
ESFR



BUILDING DEPTH
245'



SUMP & TRENCH

Available
Upon Request



LOADING

Grade up to 26,
Dock up to 52
Optional - 1 Grade
Door is equal to
2 Dock Doors



HVAC

Tube & Unit Heaters



FOR MORE
INFORMATION
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