

Available Space  
26,950 SF

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

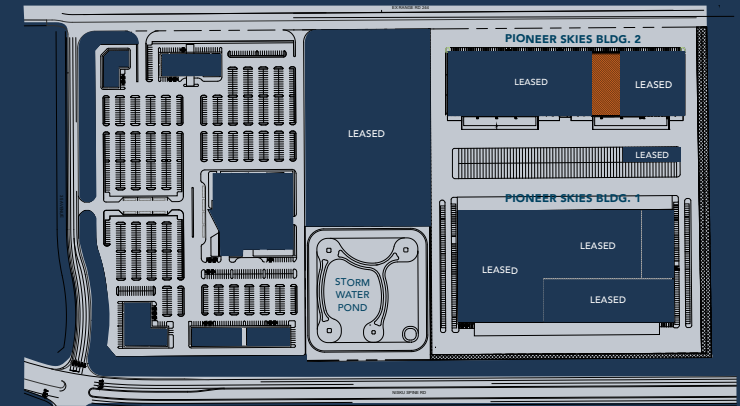
The Business Park is located  
amongst a variety of industrial  
advantages. Close by to the  
Farm 40 Business Park,  
the Silent Ice Centre, and only  
a 7 minute drive (6.4 km) drive  
from downtown Nisku.

## 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 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

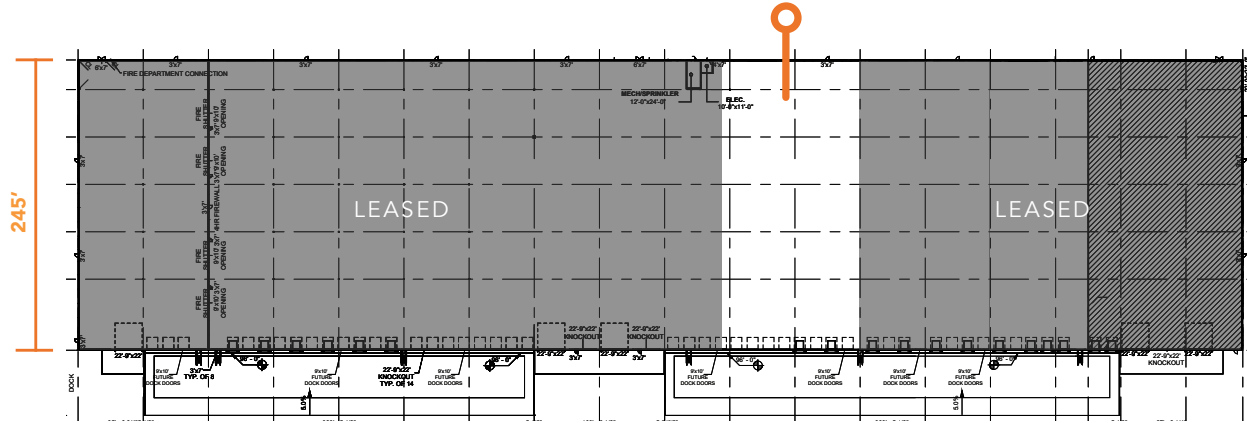


**CRANES**  
20 Ton  
Crane Ready



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

26,950 SF  
AVAILABLE



**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



**LEASE  
RATE**  
Market

**OP  
COSTS**  
\$2.53 PSF



FOR MORE  
INFORMATION  
CONTACT

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