

1707 8 Street

Nisku, AB



HIGHLIGHTS

The manufacturing use of the building provides several amenities, including overhead cranes that travel the length of the shop, a yard crane, and heavy power for manufacturing.

FOR LEASE

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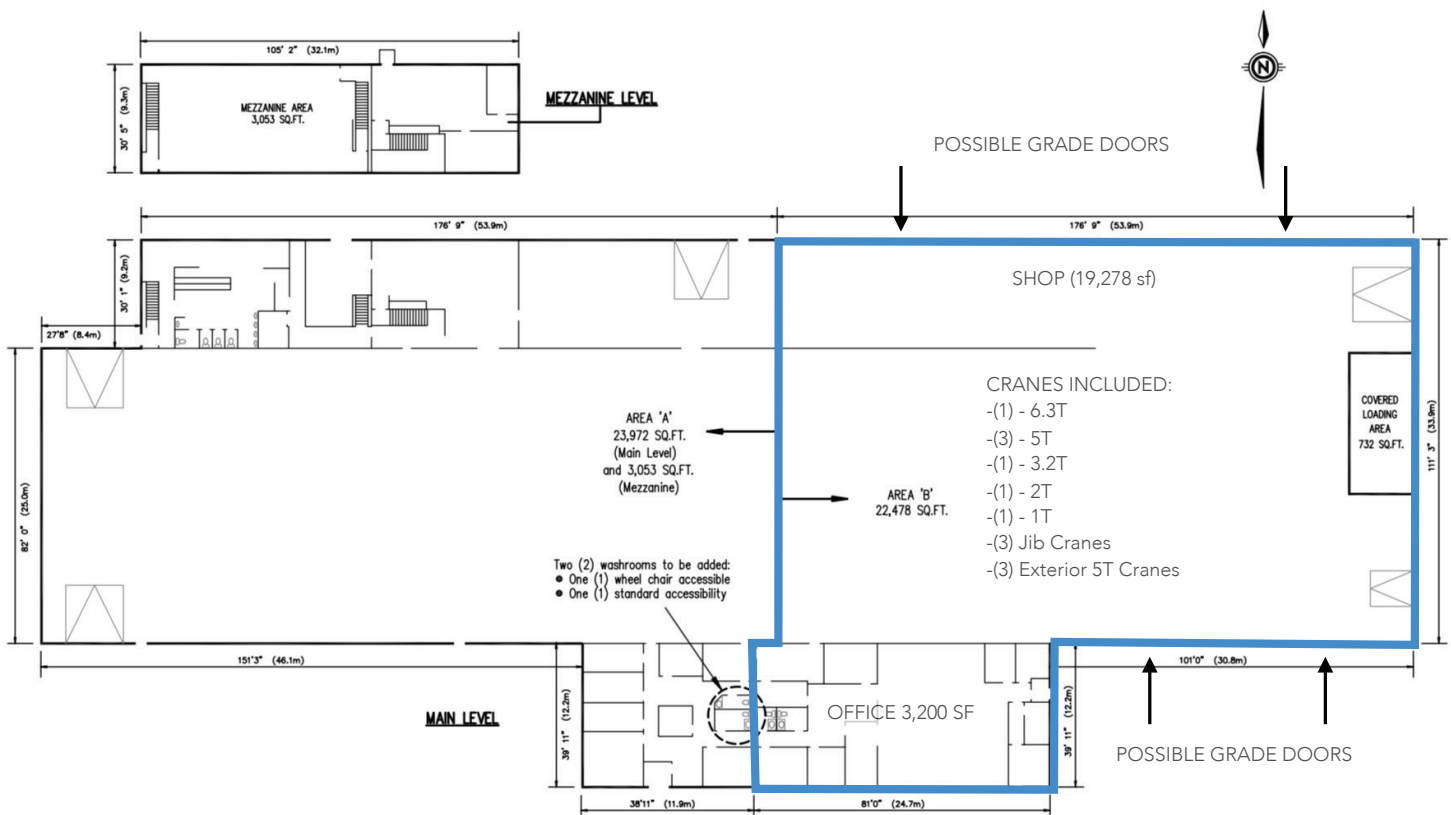
FEATURES

Type	Industrial Office/Shop/ Warehouse
Zoning	IND – Industrial District
Legal	Lot 7 & 8 Block 6 Plan 7520436
Year Built	Original building 1976 Office addition in 1999
Site Area	4 acres of dedicated yard
Site Coverage	17%
Cranes Included	13 Cranes

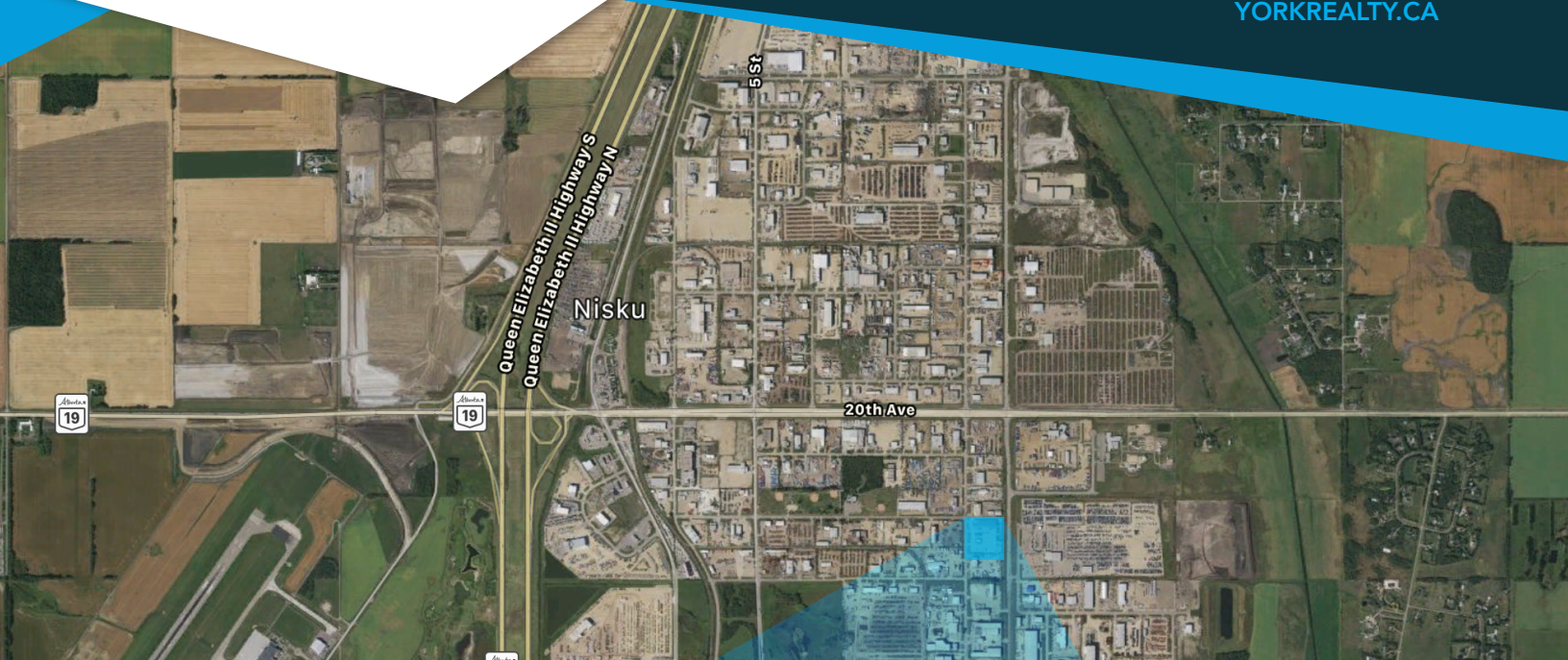
LEASE

Base Rent	Negotiable
Op Costs	\$2.00 PSF (2019 est)
Availability	Sept 1st, 2018
Size	22,928 SF Office 3,200 SF Shop 19,278 SF
Terms	5 or 10 Years

Floorplan Nisku, AB







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