



1512 5 Street, Nisku

Heavy Power Shop

PROPERTY DETAILS

Address:	1512 5 Street, Nisku
	*Access off of 4 Street
Legal:	Plan 8121752, Lot 2
Zoning:	IND (Industrial)
Total Shop Size:	3,566 SF (+/-)
Yard Size:	4 Acres (+/-)*
	*Up to 6 acres (+/-) available
Possession:	March 1, 2024
Utilities:	Tenant responsible for utilities
Operating Costs:	Property Tax + Insurance + GST
Lease Rate:	
Shop:	\$2.00 / SF*
Yard:	\$0.75 / SF*
	*Minimum 4 acres

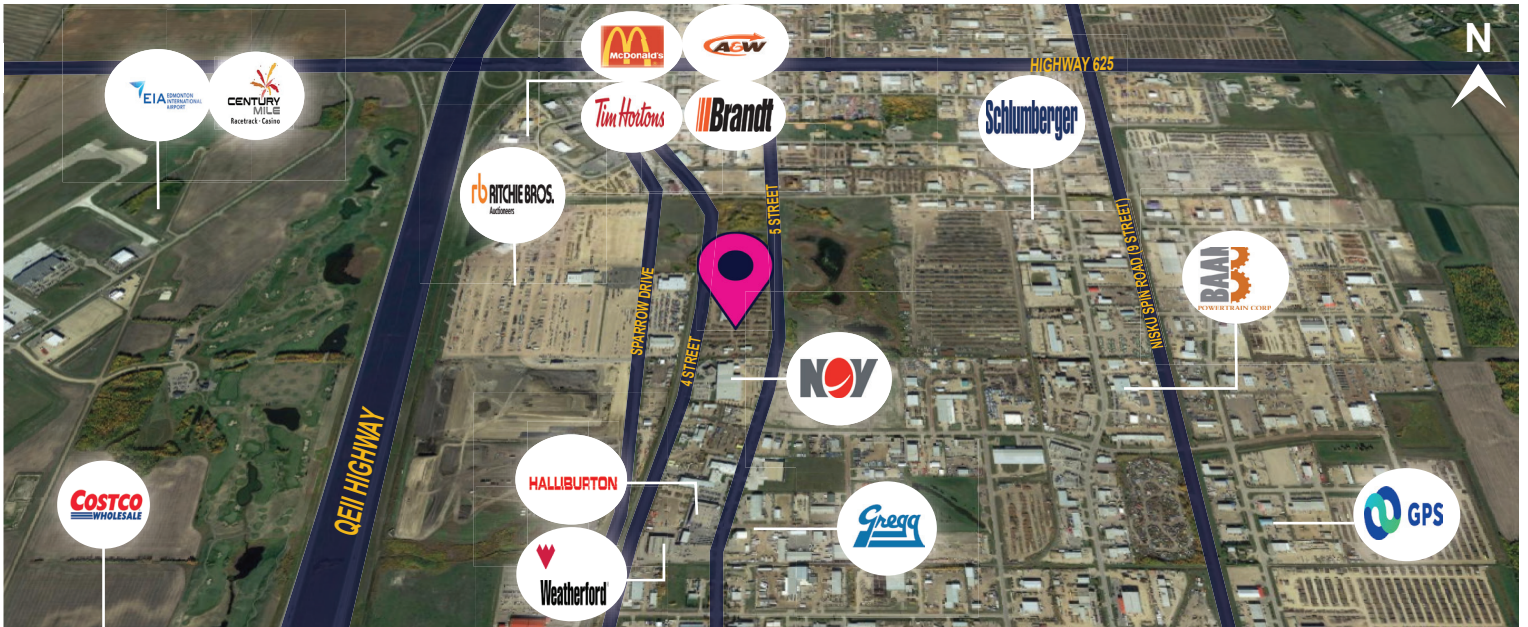
PROPERTY HIGHLIGHTS

- Ideal pipe shop with large yard
- Renovated office space
- Heavy power
- LED shop lights
- Sump
- **Up to 6 Acres (+/-) of land available**



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- Excellent access to major highways including Highway 625, Highway 19, Queen Elizabeth II Highway, Sparrow Drive and Nisku Spine Road (9 Street)
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont and Edmonton
- Neighbouring businesses include Ritchie Bros, Kenworth, Halliburton, NOV, Greggs Distributors LP, Weatherford and Helical Pile Solutions Ltd
- Excellent storage yard

PROPERTY SPECIFICATIONS

Yard:	Fenced & gated
Heat:	Radiant
Lighting:	LED
Power:	480, 208-120 V / 800 A / 3 Phase TBC
Loading:	1 x 12' x 10' Grade Door 1 x 12' x 14' Grade Door
Ceiling Height:	17'
Sump:	Yes
Ceiling Fans:	Yes



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