



602 19 Avenue, Nisku

8,750 SF Industrial Warehouse



PROPERTY DETAILS

Address:	602 19 Avenue, Nisku
Legal:	Plan 3992TR, Block 2, Lot 5
Zoning:	Industrial (IND)
Total Size:	8,750 SF (+/-)
Warehouse Size:	6,000 SF (+/-)
Office Size:	2,750 SF (+/-)
Mezzanine:	1,000 SF (+/-) (Not included in total SF)
Total Yard Size:	3,750 SF (+/-)
Possession:	July 2024
Operating Costs:	\$3.75 / SF (TBC)
Lease Rate:	\$15.00 / SF



PROPERTY HIGHLIGHTS

- Clean clear span shop
- Paved parking and loading
- Fenced yard with potential to use Sea Can storage
- Fully sprinklered building
- Newer cladding
- Buildout includes 4 offices, 1 boardroom and 2 wash-rooms
- Bonus 1,000 SF (+/-) Mezzanine



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Storage compound



Warehouse



Reception



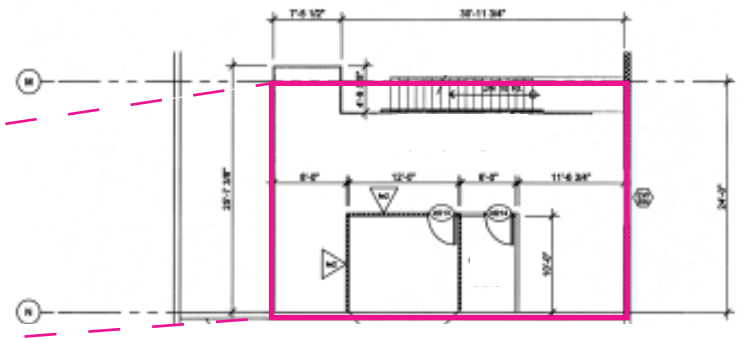
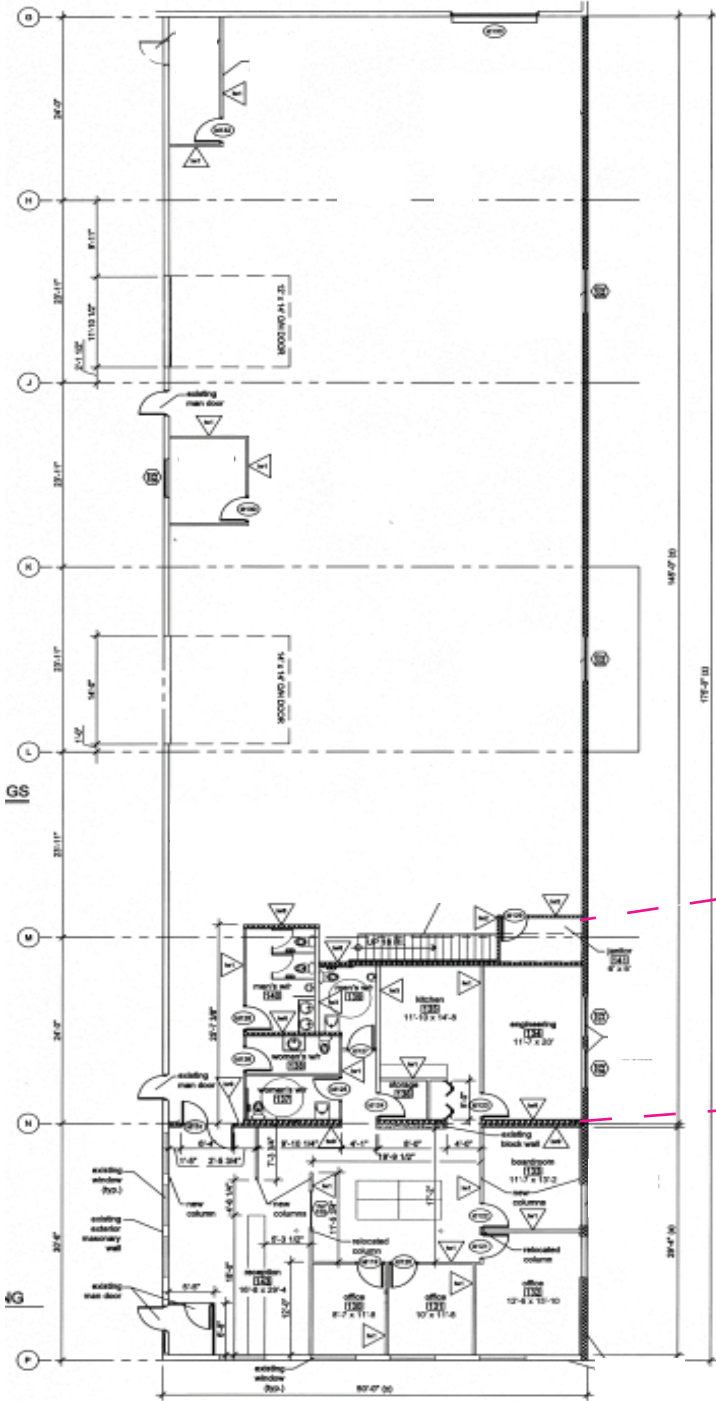
Boardroom



Warehouse



Sea can storage



*Floor plans for illustrative purposes only

Neighbourhood features:



- Excellent access to major highways including Queen Elizabeth II Highway, Nisku Spin Road (9 Street) and Highway 625 (20 Avenue)
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont, Nisku and Edmonton

PROPERTY SPECIFICATIONS

Yard:	Fenced and gated
Heat:	Forced Air
Power:	120/220 V / 225 AMP / 3 Phase TBC*
	*Potential to upgrade
Loading:	1 x 12' x 14' Grade Door
	1 x 14' x 14' Grade door
Ceiling Height:	16' 4" Clear under beam
Sump:	2 - Stage (Contained)
Floor Drains:	Yes
Exhaust Fan:	Yes



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