



1511 4 Street, Nisku

42,884 SF FABRICATION FACILITY



PROPERTY DETAILS

Address:	1511 4 Street, Nisku
Legal:	Plan 8121752, Lot 2
Zoning:	IN (Industrial)
Site Size:	7 acres
	(Plus additional 7 acres available a \$0.60c SF)
Building Size:	42,884 SF (+/-)
Available	Immediately
Op. Cost:	\$2.95 SF (TBC)
Lease Rate:	\$11.00 SF (Building and 7 acres)
Additional Land:	\$0.60c SF (up to 7 acres)



PROPERTY HIGHLIGHTS

- 125' Exterior crane way and 4 interior cranes
- 5 Grade loading doors
- Extra land option up to 14 acres in total
- Heavy power capacity to support multiple operations
- Extensive graveled and fenced yard with low site coverage ratio of 5.63 %
- Three access points into yard from both 4 and 5 Street
- Located in Nisku Industrial Park with easy access to Queen Elizabeth Highway (QE2)



Jim McKinnon
 Broker / Partner
 780-719-8183
jim@aicrecommercial.com

Erin Oatway
 Partner / Associate
 780-218-7585
erin@aicrecommercial.com

Property features:



HEAT



CRANES



LOADING



LUNCH ROOM

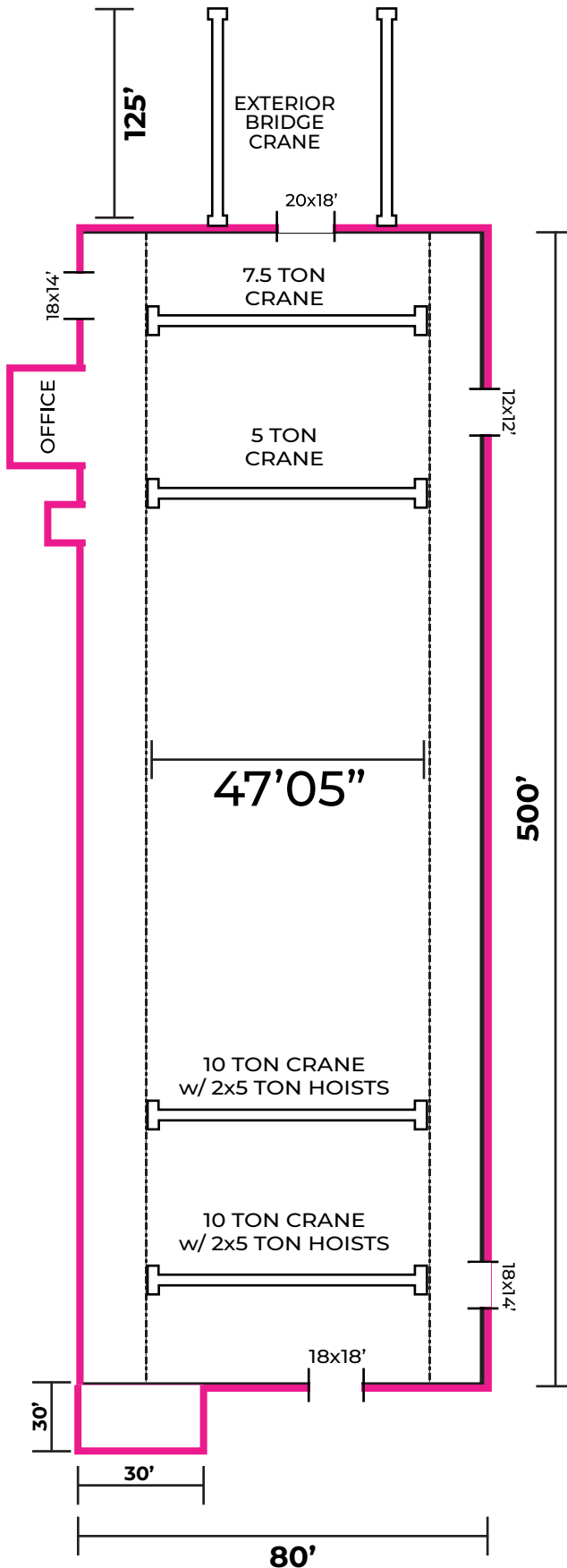


YARD



BUILDING 1 DETAILS

Heat:	Radiant + Forced Air
Power:	3,200 A / 600 V / 3 Ph (TBC)
Loading:	1 x 20' x 18' Grade loading door
	1 x 18' x 18' Grade loading door
	2 x 14' x 18' Grade loading door
	1 x 12' x 12' Grade loading door
Lighting:	LED + metal halide + fluorescent
Cranes:	1x7.5 Ton crane
	1x5 Ton crane
	2x10 Ton w/ 2 x 5 Ton Hoists
Yard:	7 acres
	Additional 7 acres a 60c SF
	Lights + Power
	3 Access points



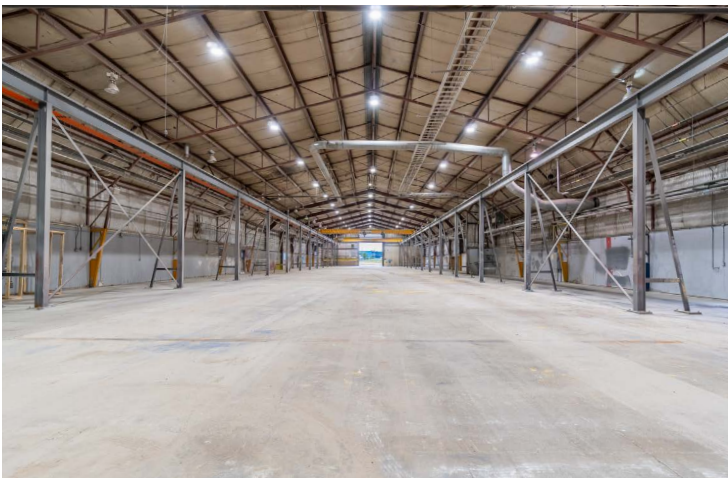
Building 1:



Three Point into Yard



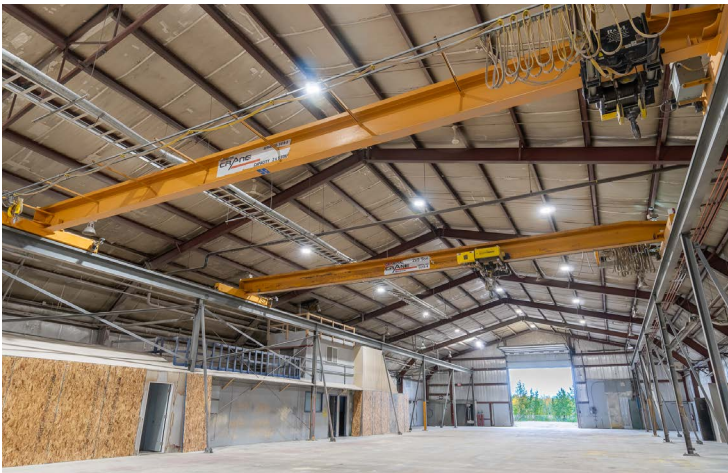
5 Grade Loading Doors



Heavy Power Capacity



500 FT Flow Through



Cranes



125' Exterior Crane Way

Property features:



HEAT



CRANES



LOADING



LUNCH ROOM



YARD



5 Grade Loading Doors



125' Exterior Crane Way



Fan and Excellent Lighting



Ample Office Space



Open spaces



Lunch Room

Neighbourhood features:



**NEIGHBORHOOD
HIGHLIGHTS**

- Located in Nisku Industrial Park, a major hub for energy and logistics
- Quick access to Highway 2 and Highway 625
- Minutes from Edmonton International Airport
- Surrounded by industrial services and support businesses
- Business-friendly setting with low taxes and strong infrastructure



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