



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 at \$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)



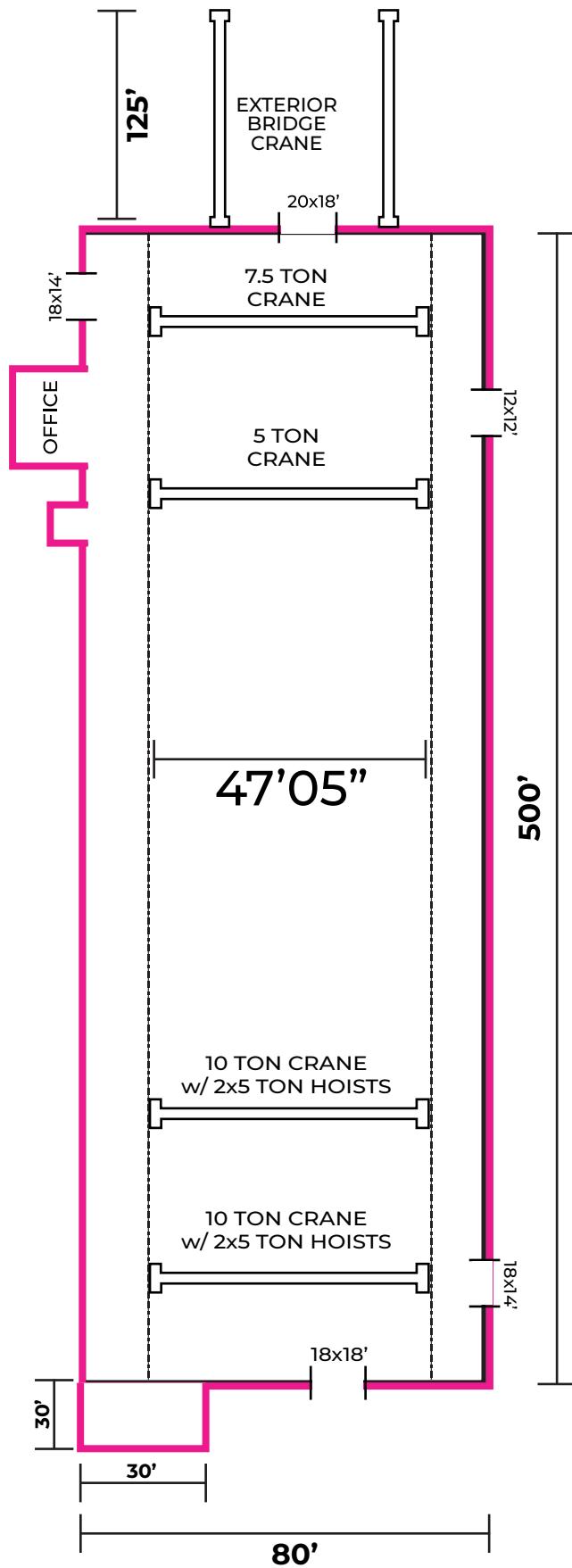
PROPERTY HIGHLIGHTS

- 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)



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**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

Property features:



HEAT



CRANES



LOADING



LUNCH ROOM



YARD

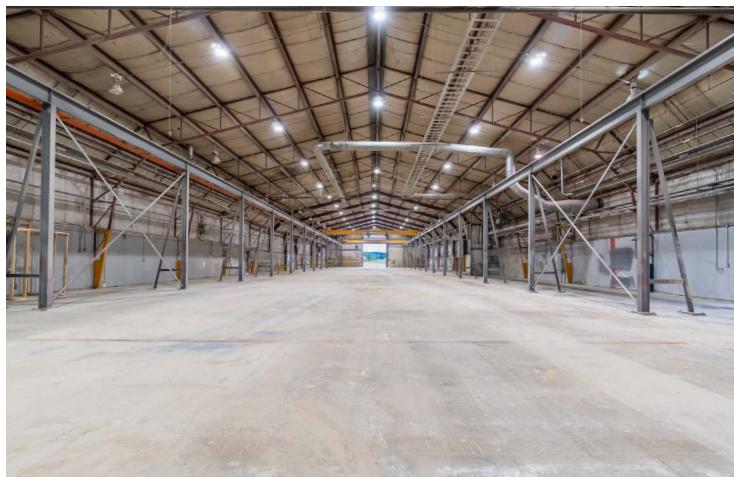
Building 1:



Three Point into Yard



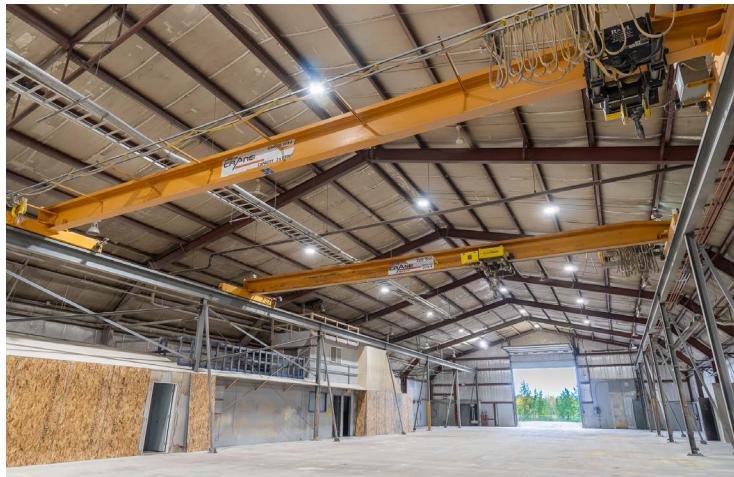
5 Grade Loading Doors



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


**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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