



#4 1206 5 Street, Nisku

Industrial Bay W/ Yard



## PROPERTY DETAILS

Address:	#4, 1206 5 Street, Nisku
Legal:	Plan 7621498, Block 1, Lot 6
Zoning:	Industrial (IND)
Total Size:	3,200 SF (+/-)
Mezzanine:	1,000 SF (+/-) (Not included in the measures)
Utilities:	Tenant responsible for utilities
Op Costs:	\$5.00 /SF
Lease Rate:	\$16.00 /SF
Possession:	Immediate



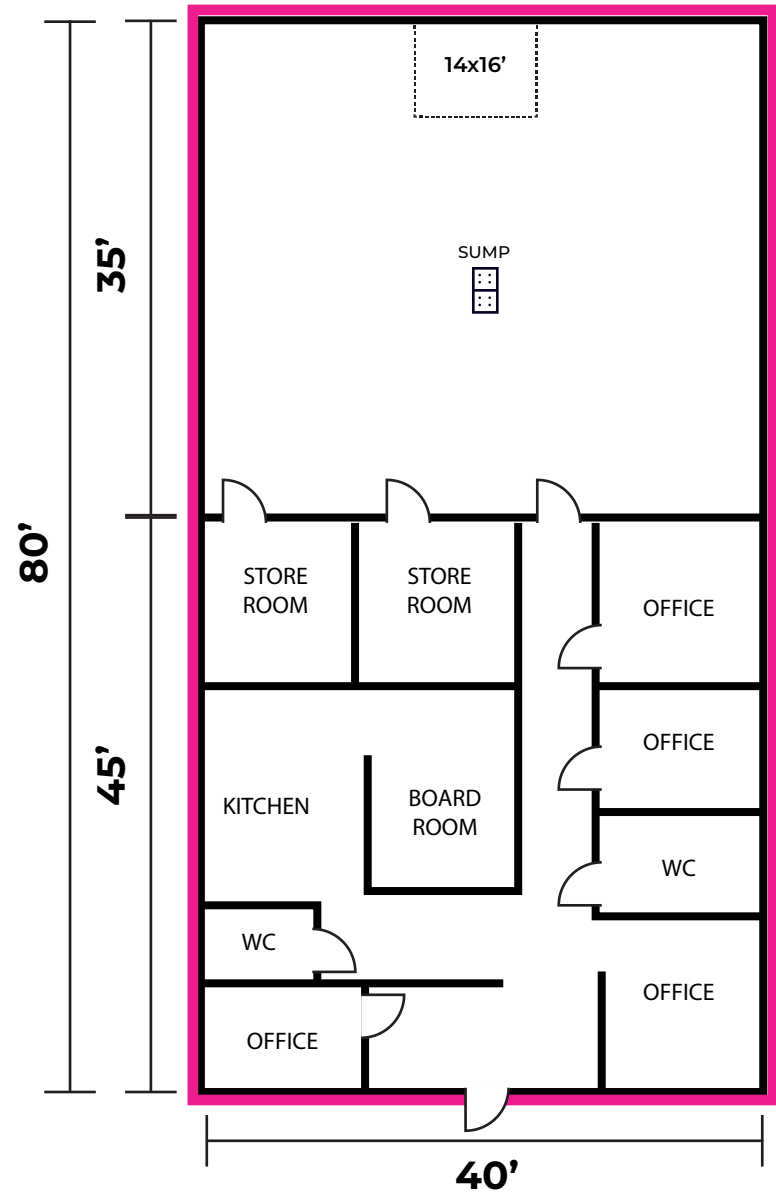
## PROPERTY HIGHLIGHTS

- Neat warehouse and office
- Bonus: 1,000 SF (+/-) mezzanine storage
- Fully operational security system with camera
- Open office and reception area
- Private washroom



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**PROPERTY DETAILS**

Yard:	Designated area
Heat:	Radiant & Forced Air
Power:	120-208 V / 200 AMP / 3 Phase - TBC
Loading:	1 x 14' x 16' grade loading door
Ceiling Height:	20'
Sump:	Yes
Parking:	Scramble in front



**Disclaimer:** This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise. **Property details** provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details—should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.

Property features:



Functional Bay with Sump



Mezzanine Storage



20' Ceiling Height



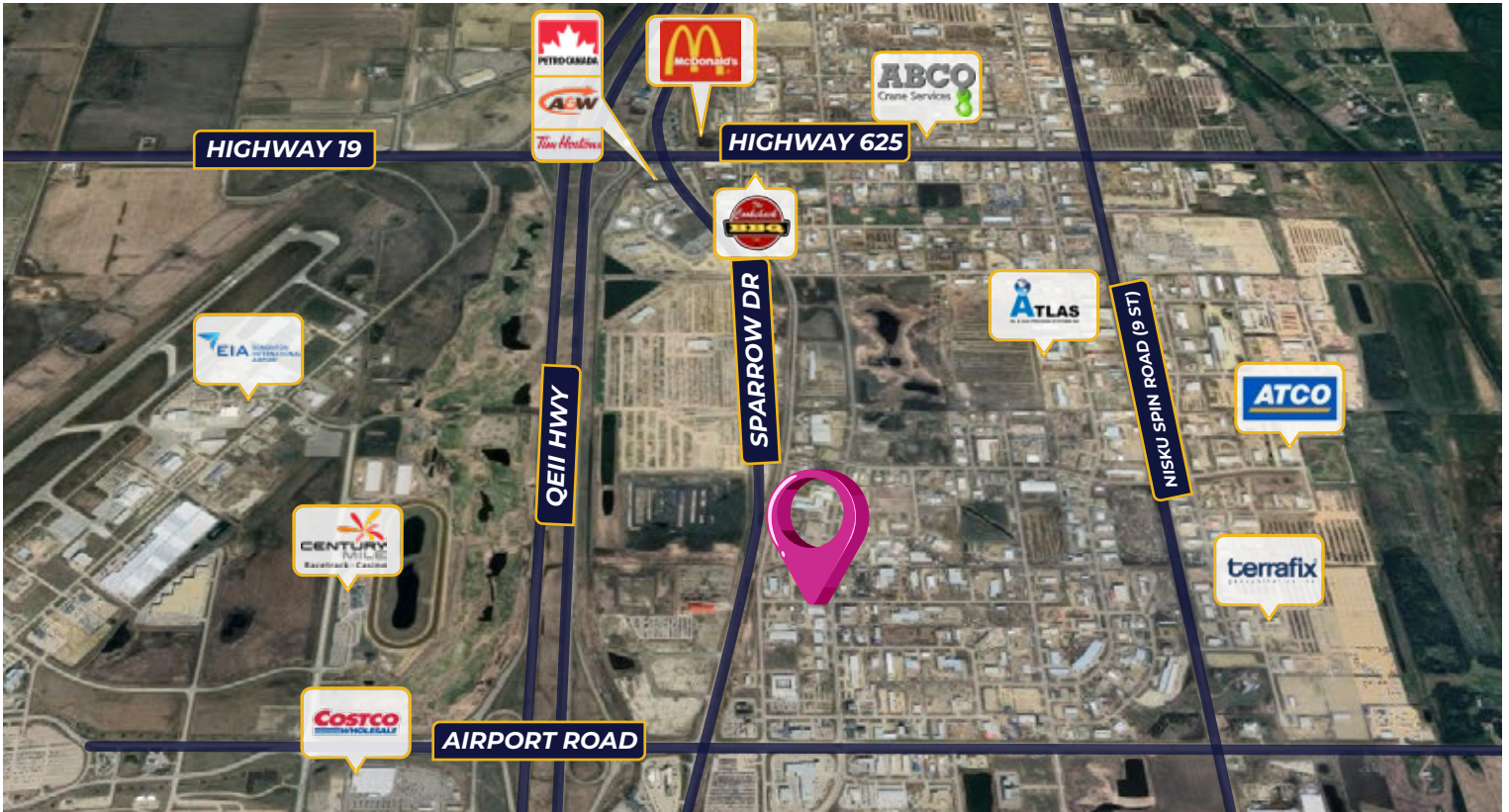
Private Offices



Kitchenette



1 x 14' x 16' Grade Loading Door



**NEIGHBORHOOD HIGHLIGHTS**

- Excellent connectivity to major highways including Queen Elizabeth II Highway, Sparrow Drive, 43 Street and 65 Avenue
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont and Edmonton
- Surrounded by industrial services and support businesses
- Business-friendly setting with low taxes and strong infrastructure



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