AICRE COMMERCIAL

FOR SALE



1511 4 Street, Nisku

51,682 SF FABRICATION FACILITIES

PROPERTY DETAILS

Address:	1511 4 Street, Nisku	
Legal:	Plan 8121752, Lot 2	
Zoning:	IN (Industrial)	
Total Size:	51,682 SF (+/-)	
Site Area:	21.08 acres	
Building 1:	42,884 SF (+/-)	Leased
Building 2:	5,232 SF (+/-)	Leased
Building 3:	3,566 SF (+/-)	Leased
Sale Price:	$11,500,000.00	

PROPERTY HIGHLIGHTS

- 3 buildings fully leased with total size of 51,682 SF (+/-)
- Great redevelopment potential
- Low site coverage ratio of 5.63 %
- Three access points from both 4 and 5 Street
- Potential to subdivide into multiple lots for redevelopment or one large development of 400,000 SF
- Heavy power and cranes, infrastructure in place

CONTACT AGENT FOR DETAILS

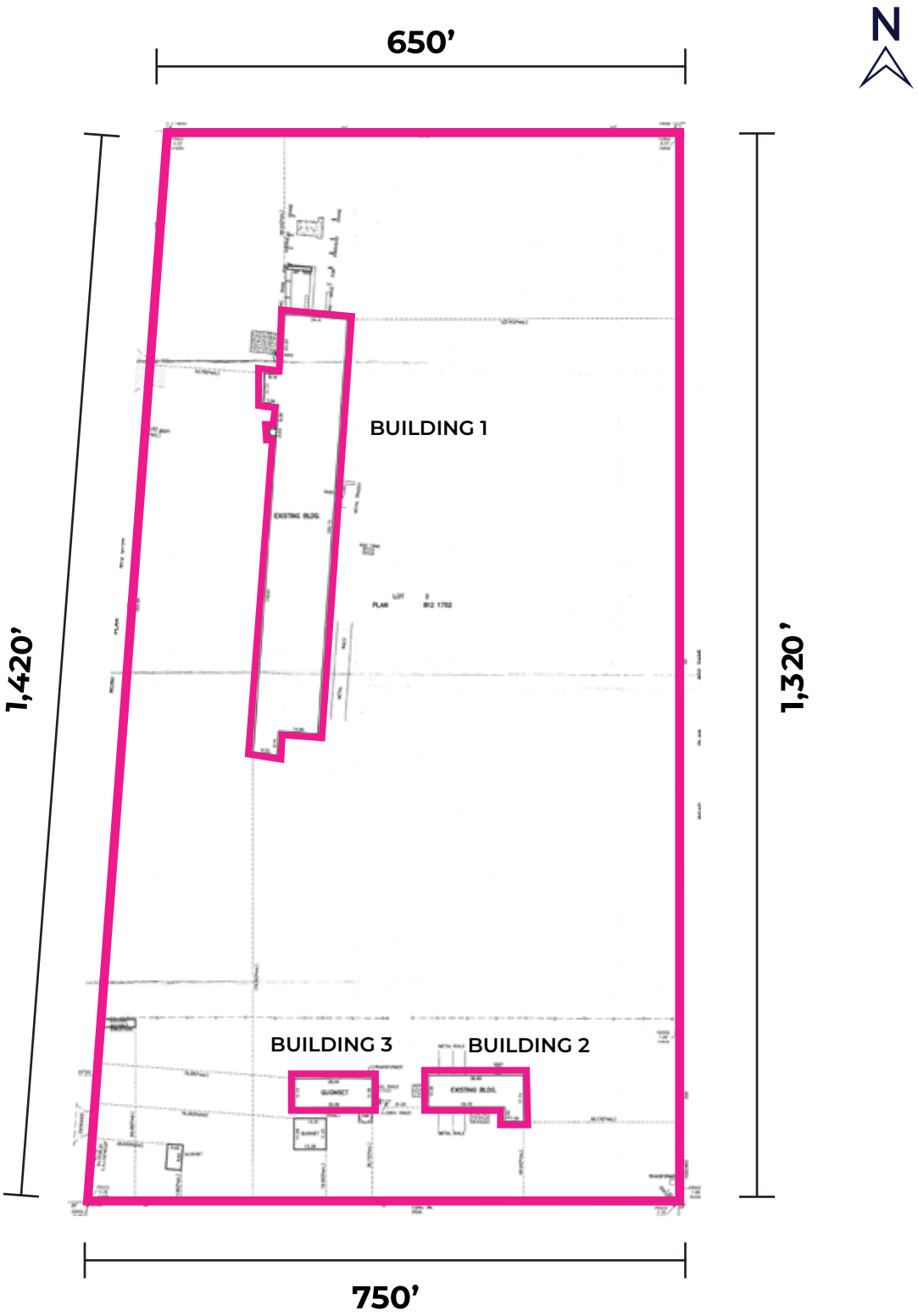
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SITE PLAN

1511 4 Street, Nisku

Property features: HEAT | CRANES | LOADING | LUNCH ROOM | YARD



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

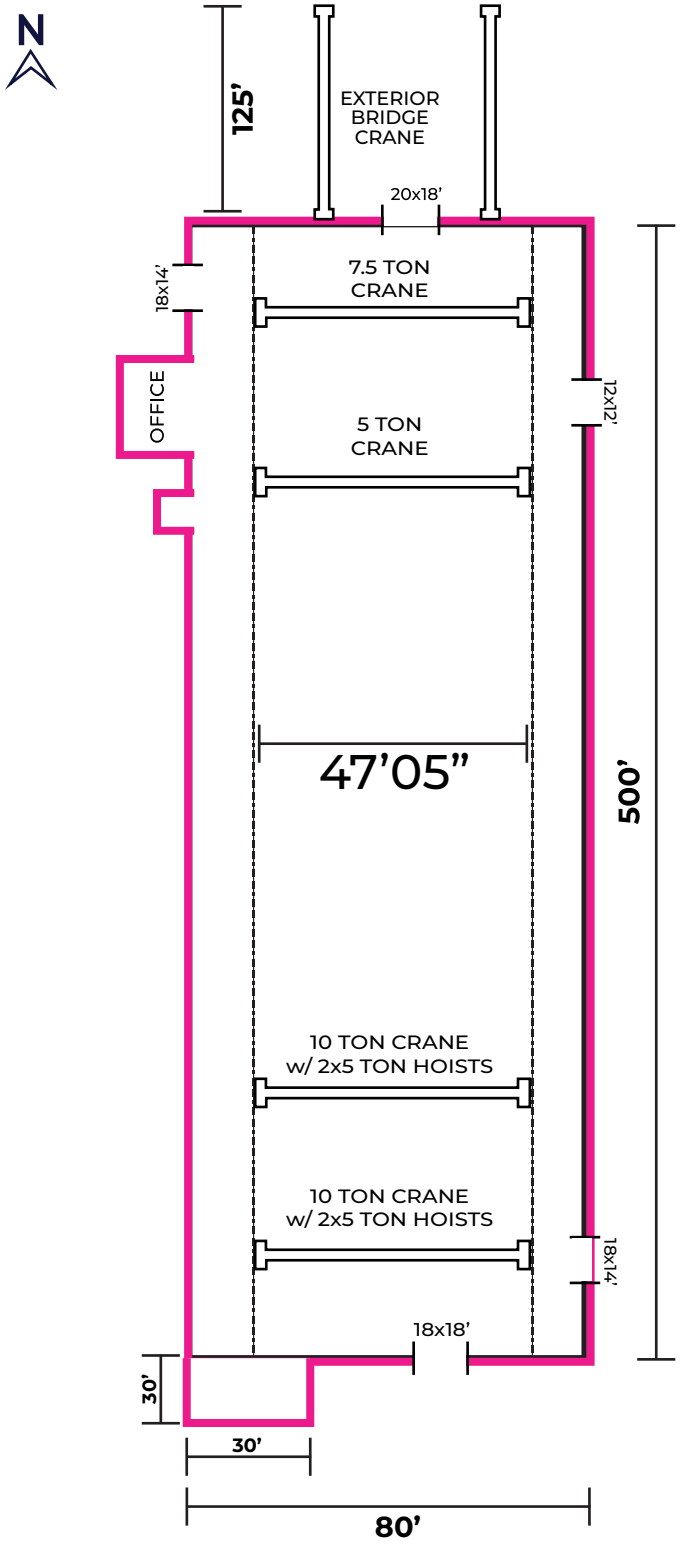
1511 4 Street, Nisku

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
Status:	Leased





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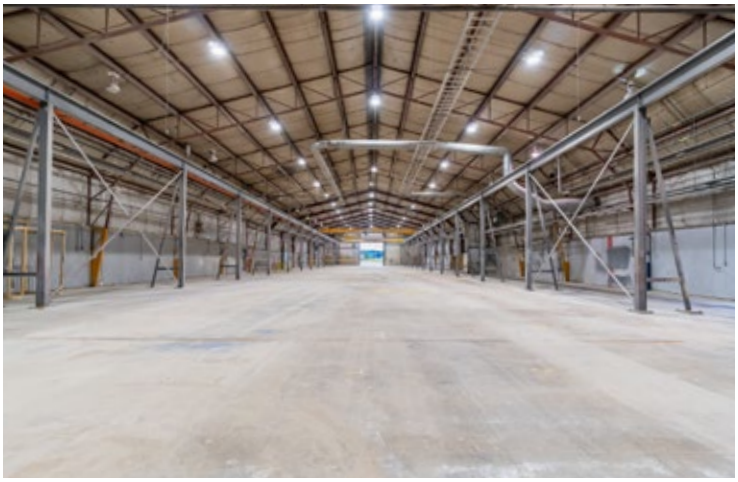
Building 1:



Three Point into Yard



5 Oversize Grade Loading Doors



Heavy Power Capacity



500 FT Flow Through



4 Bridge Cranes - Full Length 500 ft



125’ Exterior Crane Way

PROPERTY DETAILS

1511 4 Street, Nisku

Property features: HEAT LOADING YARD

BUILDING 2 DETAILS

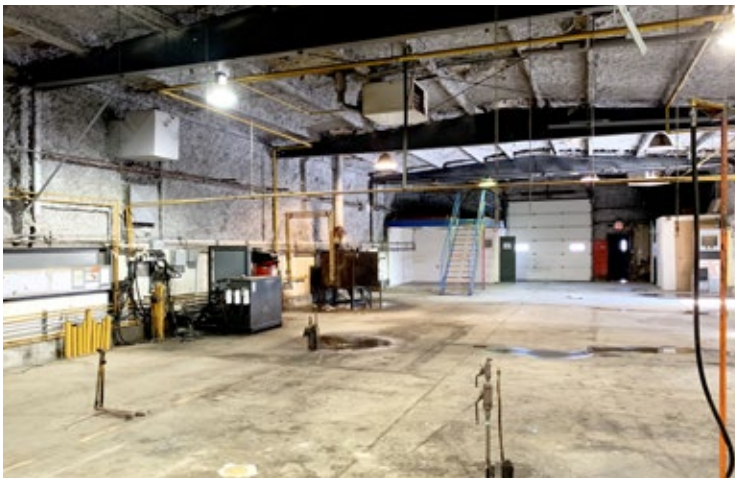
Size:	5,232 SF (+/-)
Heat:	Radiant
Power:	400 A / 480, 208-120 V / 3 Ph (TBC)
Loading:	1 x 12' x 10' Grade door
	1 x 12' x 14' Grade door
Lighting:	LED + metal halide + fluorescent
Yard:	Fenced & gated
Status:	Leased

BUILDING 3 DETAILS

Size:	3,566 SF (+/-)
Heat:	Radiant
Power:	800 A / 480, 208-120 V / 3 Ph (TBC)
Loading:	1 x 12' x 10' Grade door
	1 x 12' x 14' Grade door
Lighting:	LED + metal halide + fluorescent
Yard:	Fenced & gated
Status:	Leased









PROPERTY **LOCATION**

1511 4 Street, Nisku

Neighbourhood features:

BUSINESS PARK | AIRPORT | HWY ACCESS | RESTAURANTS



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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FUTURE DEVELOPMENT:

IDEAL FUTURE WAREHOUSE LOCATION



Option 1



Option 2