AICRE COMMERCIAL

FOR LEASE



#2 1807 2 Street, Nisku

3,250 SF NISKU BAY WITH YARD

PROPERTY DETAILS

Address:	1807 2 Street, Nisku
Zoning:	Industrial (IND)
Total Size:	3,250 SF (+/-)
Utilities:	Tenant responsible for utilities
Op Costs:	$5.00 / SF
Lease Rate:	$15.75 / SF
Availability:	November, 2026

PROPERTY HIGHLIGHTS

- 2,750 SF (+/-) Main Floor
- 500 SF (+/-) Second Floor
- Great access to QE II and 2nd Street / Sparrow Drive
- Fully serviced, ample parking at both front and rear
- Storage yard at rear with good marshaling area
- Dual ingress/egress
- Close proximity to gas stations, restaurants, and hotels

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PROPERTY PHOTOS

#2 1807 2 Street, Nisku

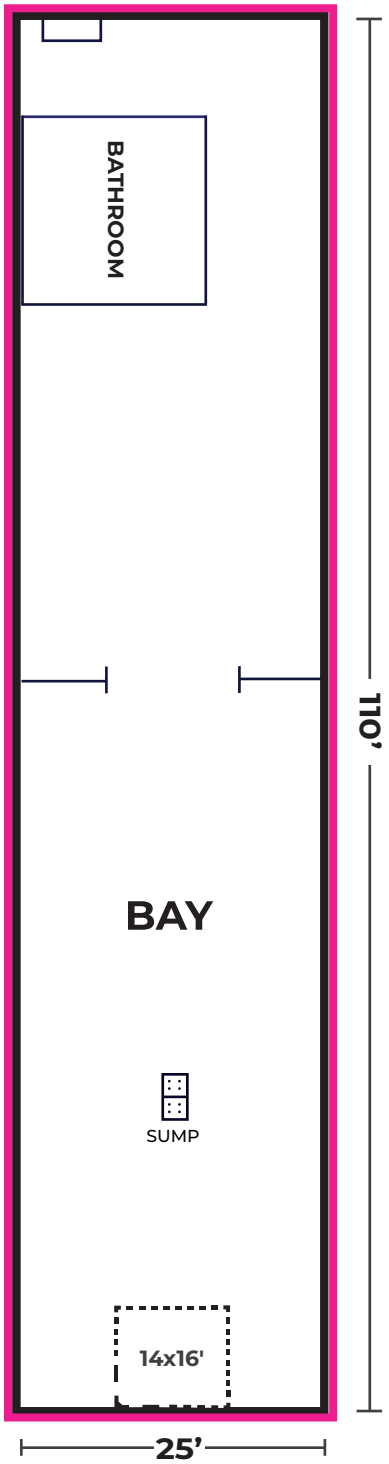
Neighbourhood features:

BUSINESS PARK | AIRPORT | HWY ACCESS | RESTAURANTS





FLOOR PLAN



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 LOCATION

#2 1807 2 Street, Nisku

Neighbourhood features:

BUSINESS PARK | AIRPORT | HWY ACCESS | RESTAURANTS



PROPERTY DETAILS

Yard:	Yes
Heat:	Radiant
Power:	225 A / 208-120 V / 3 Ph (TBC)
Loading:	1 x 14' x 16' (Auto) Grade Door
Ceiling Height:	24' (TBC)
Lighting:	LED
Sump:	Yes

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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