AICRE COMMERCIAL

FOR LEASE



3398 8 Street, Nisku

HIGH EXPOSURE NISKU BAY

PROPERTY DETAILS

Address:	3396/3398 8 Street, Nisku
Legal:	Plan 0324910, Block 1, Lot 9
Zoning:	Industrial (IND)
Total Size:	14,272 SF (+/-)
Utilities:	Tenant responsible for utilities
Base Rent:	$14.00 / SF
Op Costs:	$3.90 / SF (2026 estimate)
Availability:	January 1, 2027

PROPERTY HIGHLIGHTS

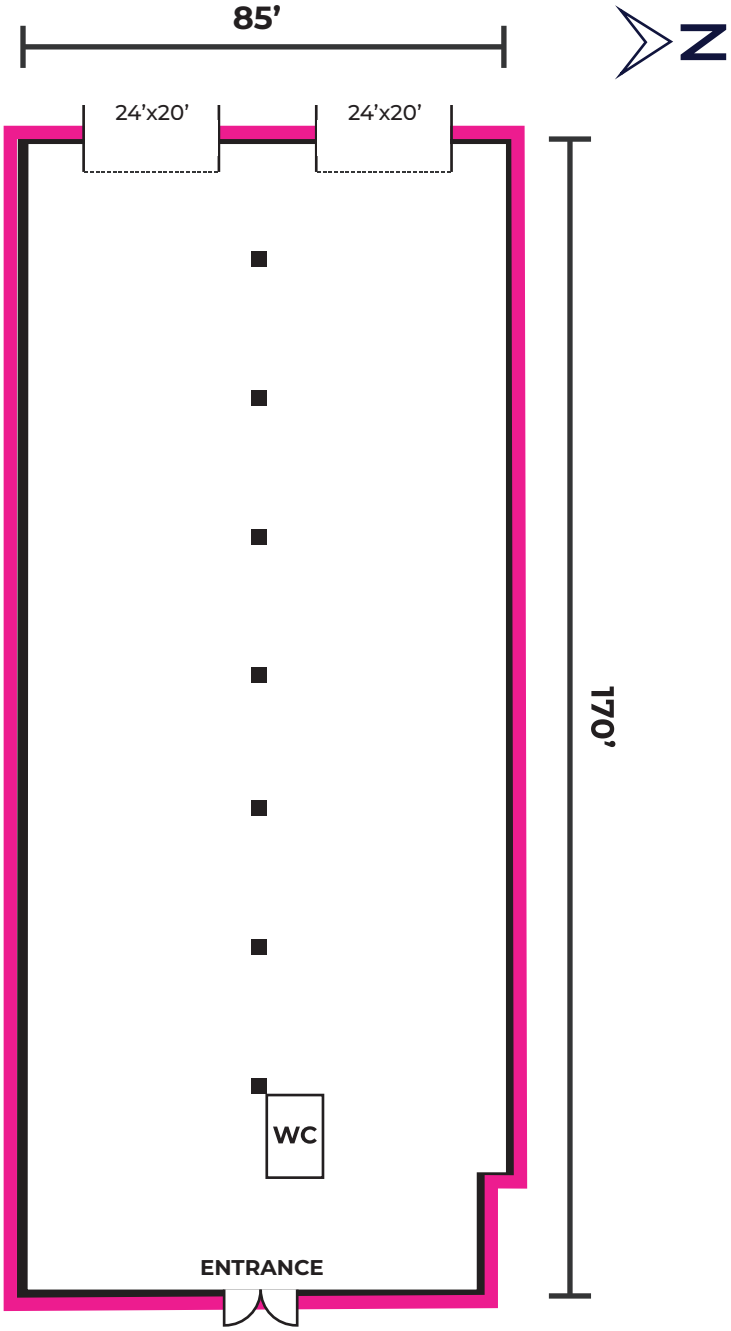
- Highly insulated building (R50 roof) – Energy-efficient design helps reduce costs, especially with rising carbon taxes.
- 10 ton crane capability
- Oversized grade loading doors (2 x 24' x 20')
- Yard space available
- Heavy Power
- Quick access to the QEII and Nisku Spine Road (9 Street)

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FLOOR PLAN

3398 8 Street, Nisku



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 PICTURES

3398 8 Street, Nisku

Property features:

FLOOR DRAIN | HEAT | LOADING | YARD









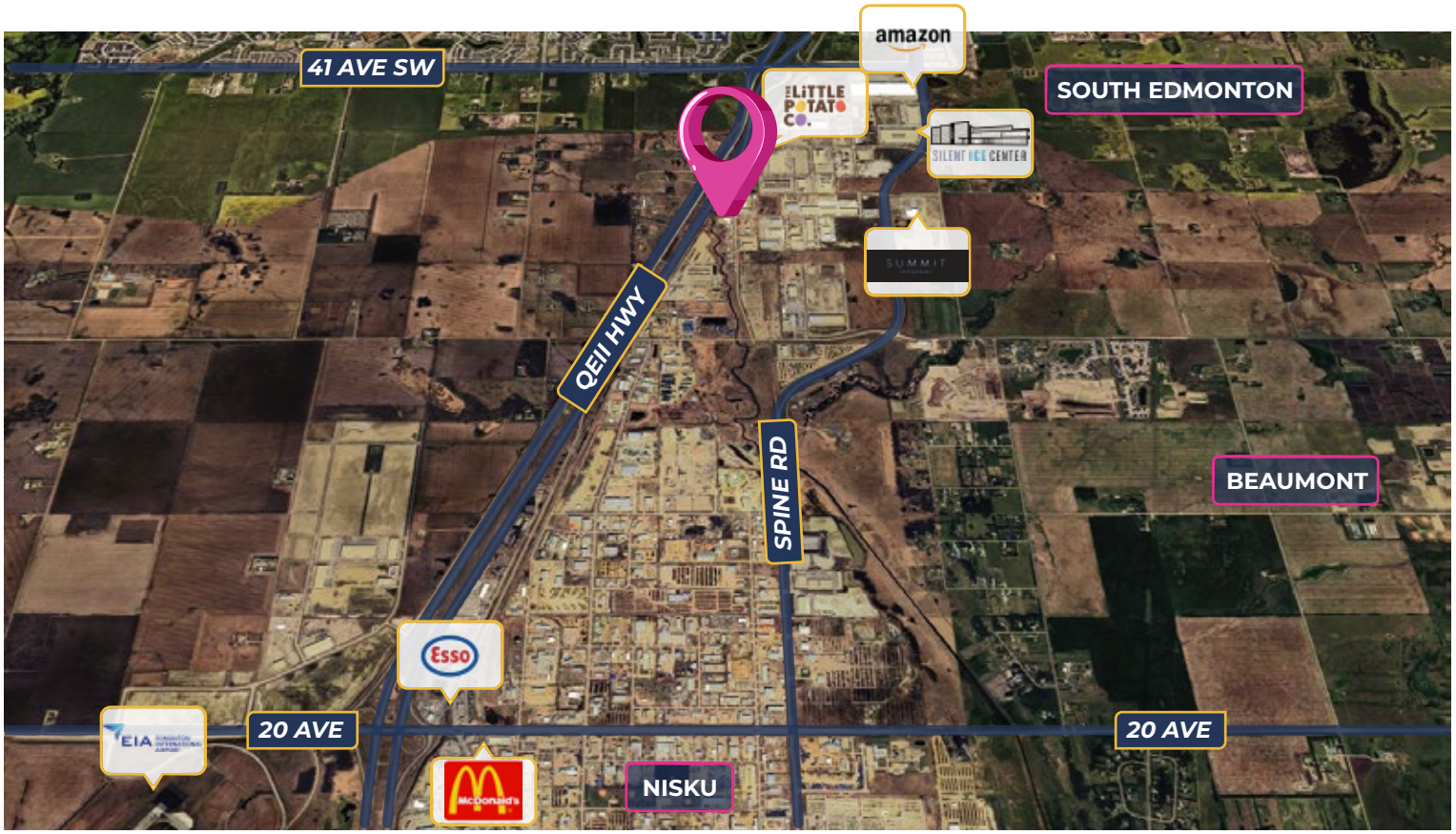


PROPERTY LOCATION

3398 8 Street, Nisku

Neighbourhood features:

BUSINESS PARK | AIRPORT | HWY ACCESS | RESTAURANTS



- Excellent access 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, Nisku and Edmonton

PROPERTY DETAILS

Loading:	2 x 24' x 20' Grade Loading Door
Power:	400 Amp, 3 Phase (TBC)
Ceiling Height:	24'
Heat:	Radiant
Makeup Air Unit:	Yes
Crane:	10 Ton Capable
Floor Drains:	Yes



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