AICRE

FOR LEASE



#4-5 1804 4 Street, Nisku

Nisku Office/Warehouse w/Cranes

PROPERTY DETAILS

Address:	#4-5 1804 4 Street, Nisku
Legal:	Plan 8220362, Block 1, Lot 6A
Size:	7,475 SF (+/-)
Shop Size:	5,850 SF (+/-)
Office Size:	1,625 SF (+/-)
Bonus Mezzanine:	800 SF (+/-)
Op Costs:	$4.00 / SF (2026 est.)
Base Rent:	$15.00 / SF
Storage Yard:	$750/ Month + GST
Available:	Immediately

PROPERTY HIGHLIGHTS

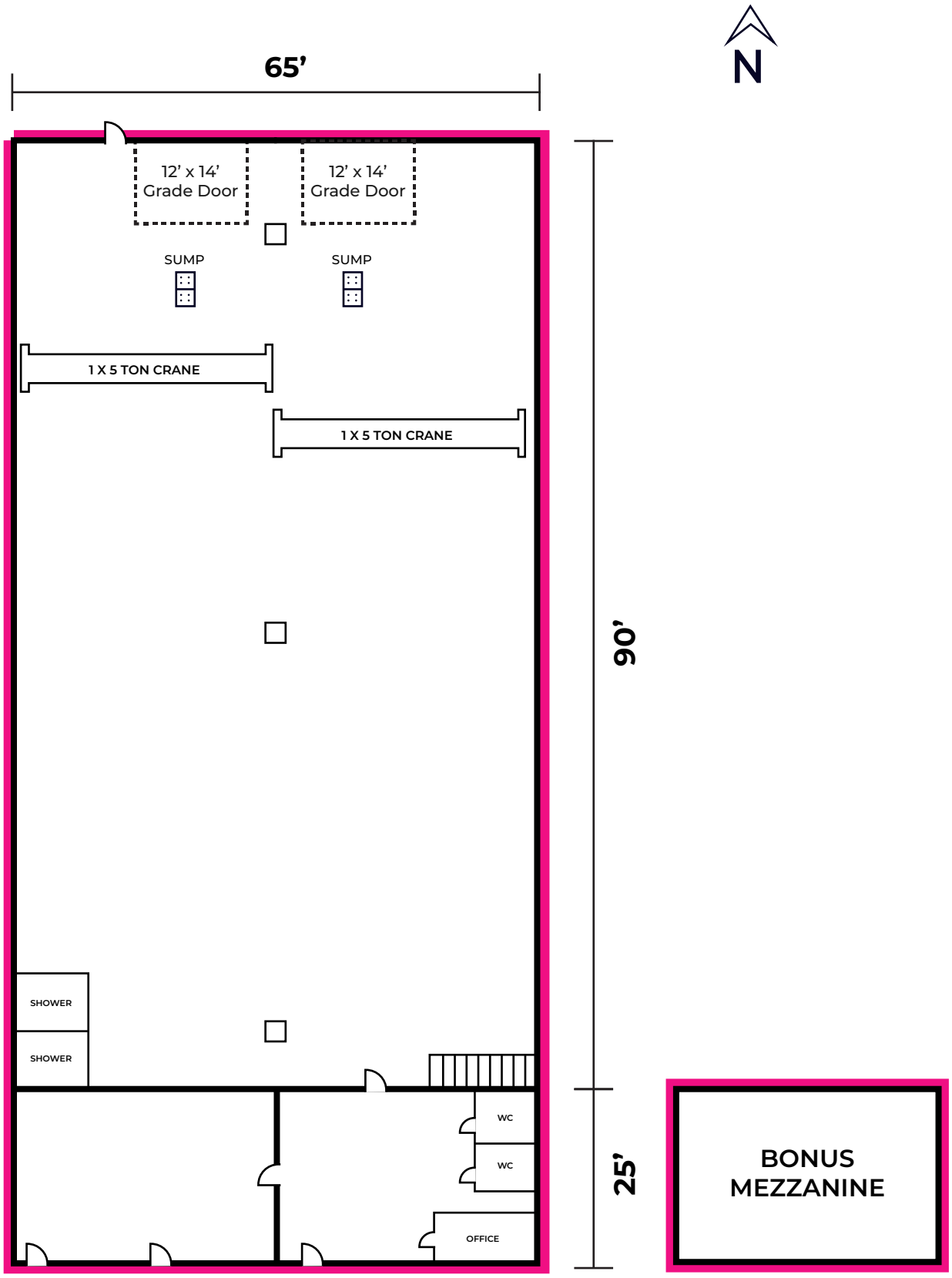
- Office/warehouse with 2 x 5 Ton overhead cranes w/ full shop coverage
- Storage yard available
- Interior office updates to be completed
- Quick access to HWY 625 (20 Ave) & QEII HWY
- Close to amenities including restaurants, gas stations and surrounding industrial businesses
    - Bay 3 also available: 3,891 SF (+/-) comprised of front office, lunchroom and washroom with balance shop (Pending)

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FLOOR PLAN

#4-5 1804 4 Street, Nisku

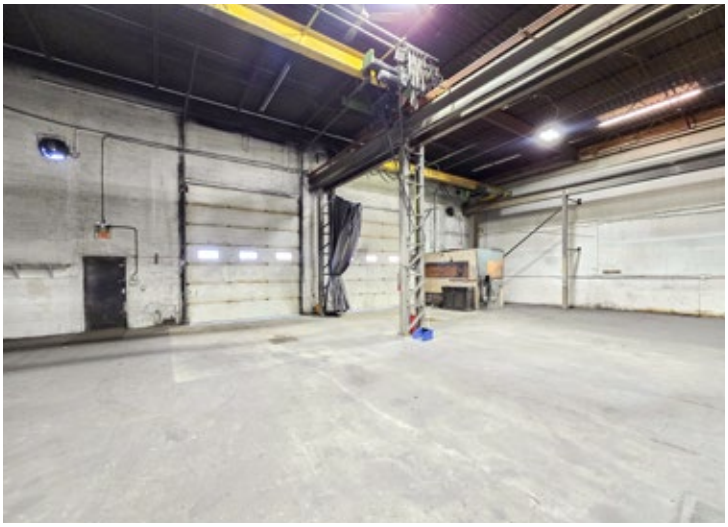


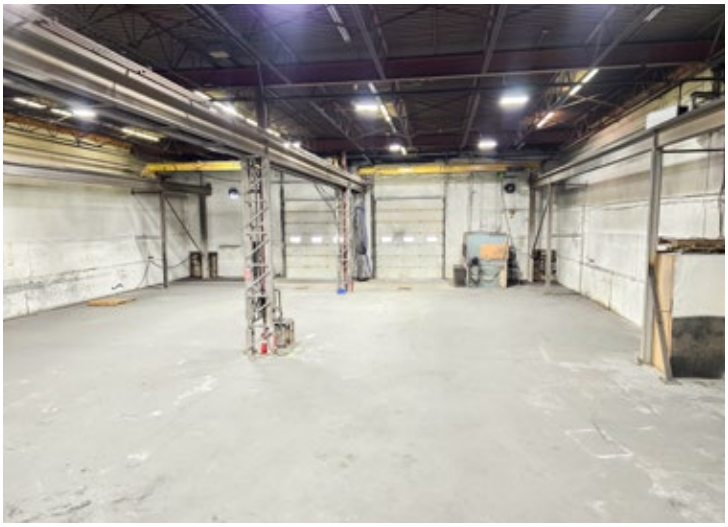
Disclaimer: This **floorplan** is for illustrative purposes only, may not be as shown and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise. **Property details** provided are for general informational purposes only and may be 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.

BAY 4-5 **PHOTOS**

#4-5 1804 4 Street, Nisku

Property features: SUMP HEAT CRANE LOADING YARD













PROPERTY LOCATION

#4-5 1804 4 Street, Nisku

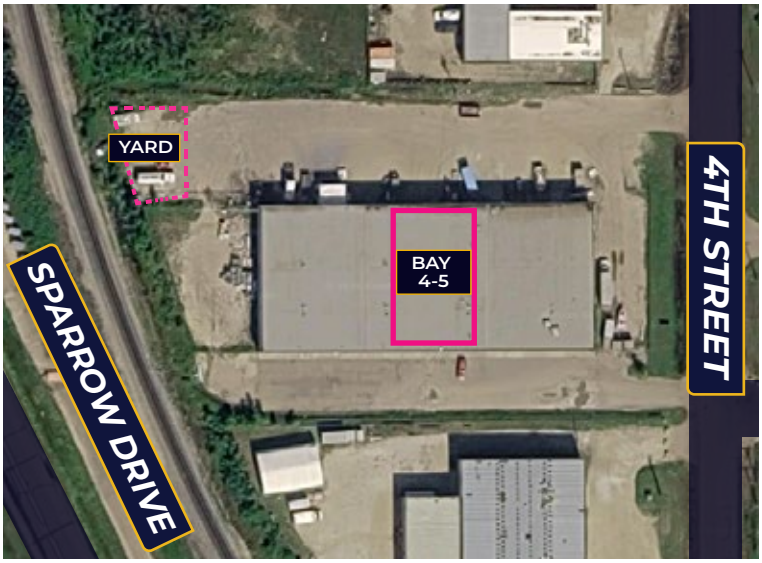
Neighbourhood features:

BUSINESS PARK | AIRPORT | HWY ACCESS | RESTAURANTS



PROPERTY DETAILS

Heat:	Forced Air Unit & Furnace
Power:	225 A / 208-120 V / 3 Phase (TBC)
Loading:	2 x 12' x 14' Manual Grade Doors
Sump:	Yes (2)
Ceiling Height:	22'
Exhaust Fan:	Yes
Engineered Air	TBV



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