

PRICE REDUCTION: \$3,900,000



FOR SALE / LEASE

1401 SPARROW DRIVE

Nisku, AB

**12,000 SF FREESTANDING
BUILDING ON 2.46 ACRES**

**DOCK AND GRADE LOADING
BUILDING, READY FOR OCCUPANCY**

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PROPERTY DESCRIPTION

MUNICIPAL ADDRESS

1401 Sparrow Drive, Nisku, AB

LEGAL DESCRIPTION

Plan: 0627117

Block: 4 | Lot: 1

YEAR BUILT

2022

MARKET

Nisku

ZONING

IND - Industrial

SITE SIZE

2.46 Acres

SITE COVERAGE RATIO

11.2%

AVAILABILITY

2,000 SF - Main Floor Office

10,000 SF - Warehouse

12,000 SF - Total

POWER

600 AMP (TBD)

LOADING DOORS

Grade (2) 14'x14' with electric opener

Dock (2) 10'x12' with electric opener and automatic load levelers

LIGHTING

LED

HEATING

Radiant

SUMPS

Yes - two compartment sump

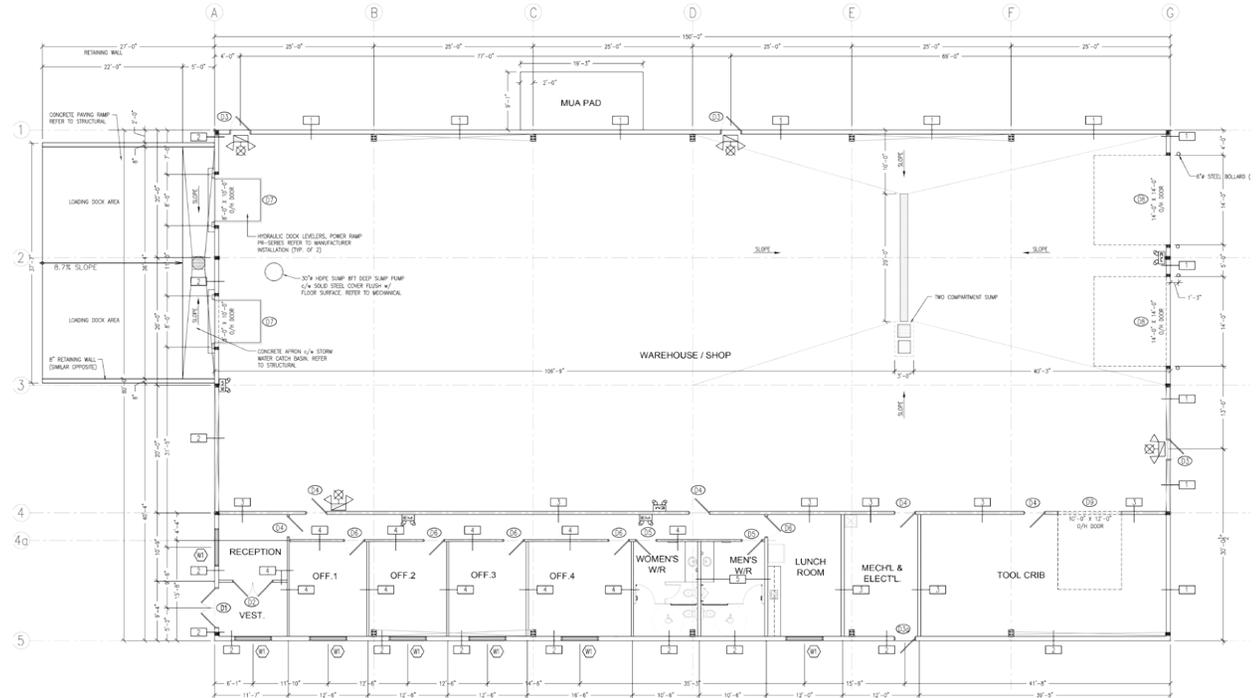
CLEAR HEIGHT

21'6" at Eaves | 29' at Centre

DUE DILIGENCE

- ESA Phase 1 (2017)
- Geo-tech report (2021)
- Right of way drawing
- Building plan
- Electrical / Mechanical stamped drawing
- Drainage channel approval and stamped document
- Occupancy inspection report stamped

FLOOR PLAN



SALE PRICE:

\$4,100,000

\$3,900,000

LEASE RATE:

Market

OPERATING

COST:

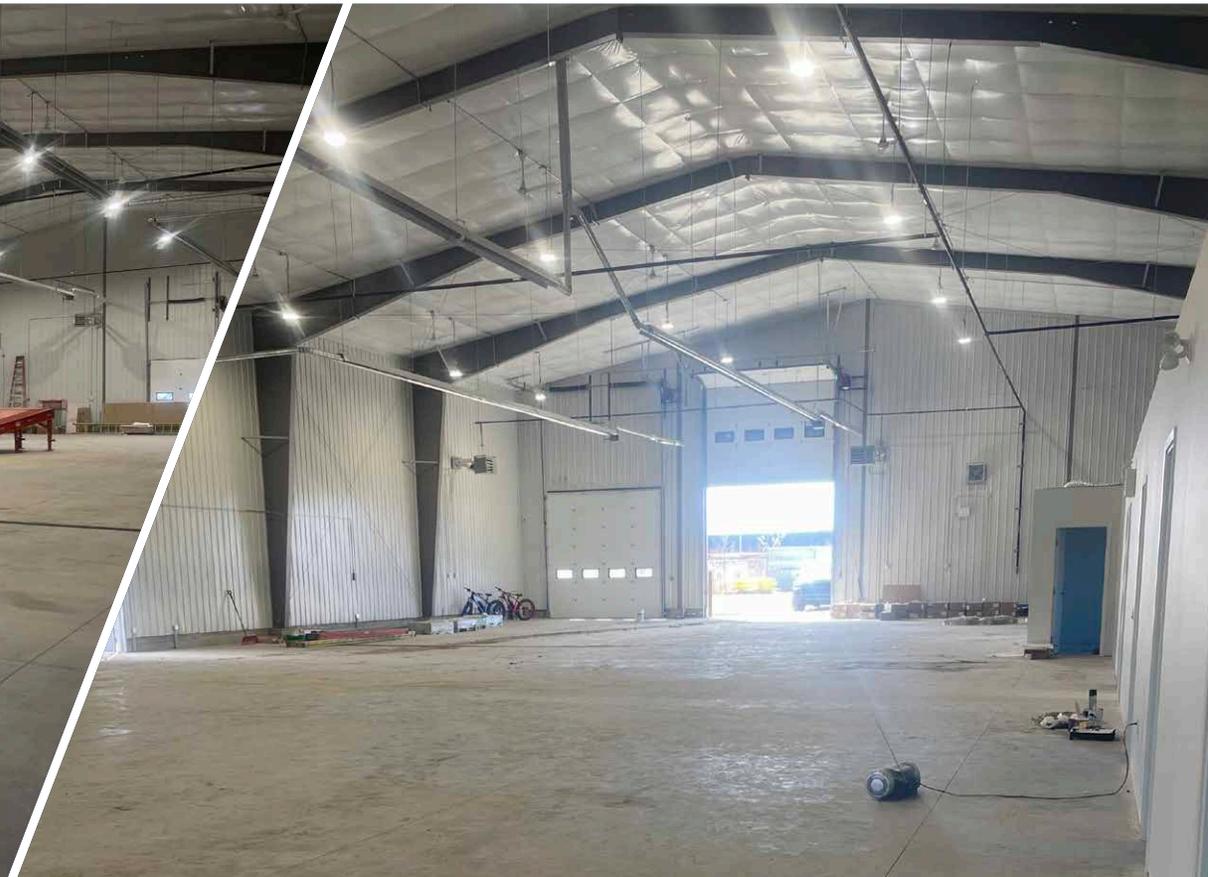
Self-managed

AVAILABILITY:

Immediately

THE OPPORTUNITY

- Four (4) offices, washrooms, lunch room, tool crib
- 6" concrete floor
- Three (3) accesses on site
- Exposure to Sparrow Drive
- Combination of dock and grade loading

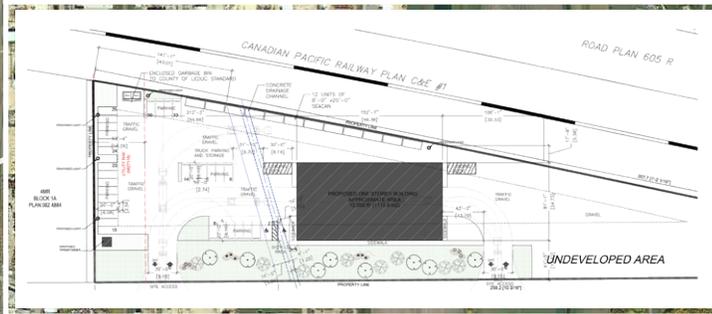


AERIAL

HIGHWAY 625

QUEEN ELIZABETH II HIGHWAY

SPARROW DRIVE



AIRPORT ROAD



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