

FOR LEASE



7,800 SF ON 1.75 ACRES WITH 10 - TON CRANE

1400 10 Street, Nisku, AB

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
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www.cwedm.com

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PROPERTY PHOTOS



PROPERTY HIGHLIGHTS

- Rare small freestanding building with low site coverage ratio (10%)
- Clear span pre-engineered building
- Great access to Sparrow Drive, Airport Road, Hwy 625 and QE II
- Storage mezzanine not included in the leasable area
- Great property for multiple owner/user type business

PROPERTY DETAILS

Municipal Address:

1400 10 street, Nisku, AB

Zoning:

IND - Industrial

Site Coverage Ratio:

10%

Site Size:

1.75 Acres

Leasable Area:

7,800 SF

Power:

400 Amp - 240 V (TBC)

Loading Doors:

Grade (3) 18'x18'

Lighting:

T5

Heating:

Radiant

Sumps:

Dual stage with trench

Crane:

Yes (1) 10-ton

Clear Height:

26" at peak - 18' under the bridge -

16' underhook

Availability:

August 1, 2025

LEASE RATE:

\$17.00/SF

OPERATING COSTS:

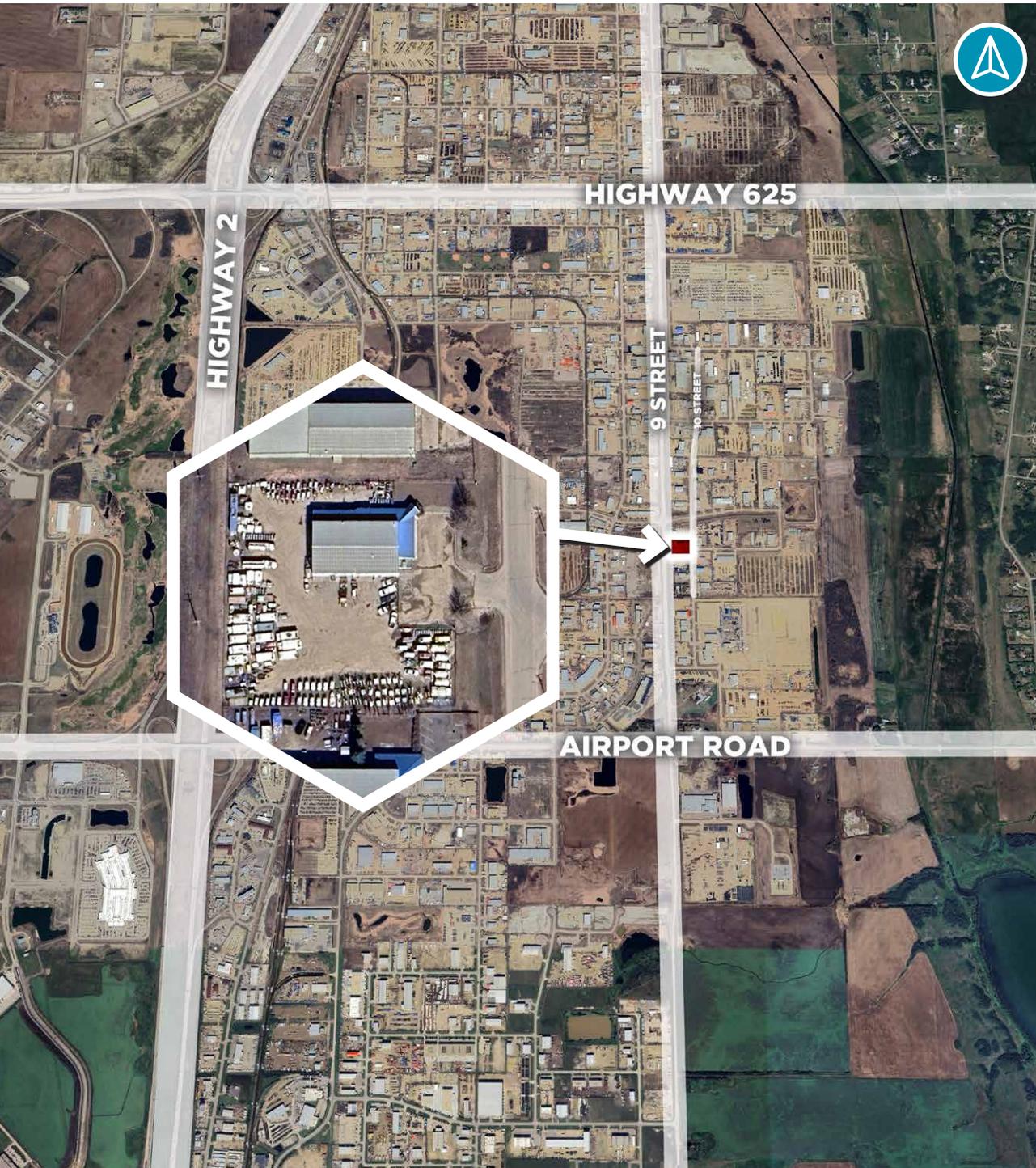
TBC

TAXES:

\$20,036.35 (2025)



AERIAL



 **CUSHMAN & WAKEFIELD**
Edmonton

KEEP IN TOUCH

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