



NISKU INDUSTRIAL BAY WITH YARD

2322 5 Street, Nisku, Alberta

INDUSTRIAL BAY WITH YARD AVAILABLE

BAY A: 5,400 SF

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PROPERTY HIGHLIGHTS

- Located in Nisku Industrial Park
- Adjacent to Edmonton's International Airport
- Western Canada's largest business and industrial park
- Large marshalling and yard area
- Bay A is end cap with excess yard area

PROPERTY DETAILS

ZONING:

IL - LIGHT INDUSTRIAL

SPACE SIZE - BAY A:

1,300 SF	OFFICE
4,100 SF	WAREHOUSE
5,400 SF	TOTAL

LOADING DOOR:

(1) 14' X 16' GRADE
LOADING DOOR

POWER SERVICE:

TBC

CEILING HEIGHT:

24' CLEAR

LEASE RATE:

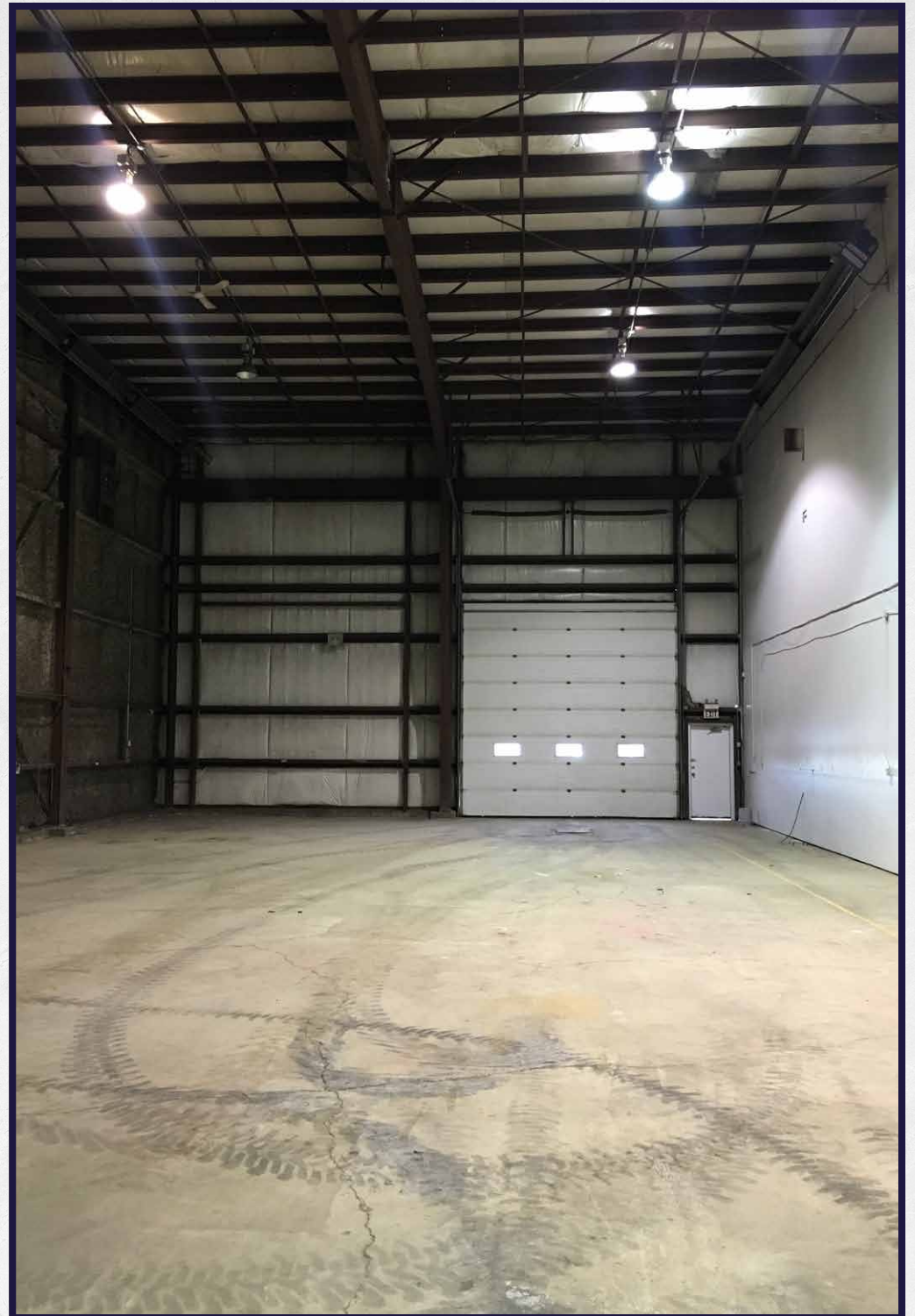
BAY A: \$15.00 PER SF

OPERATING COSTS:

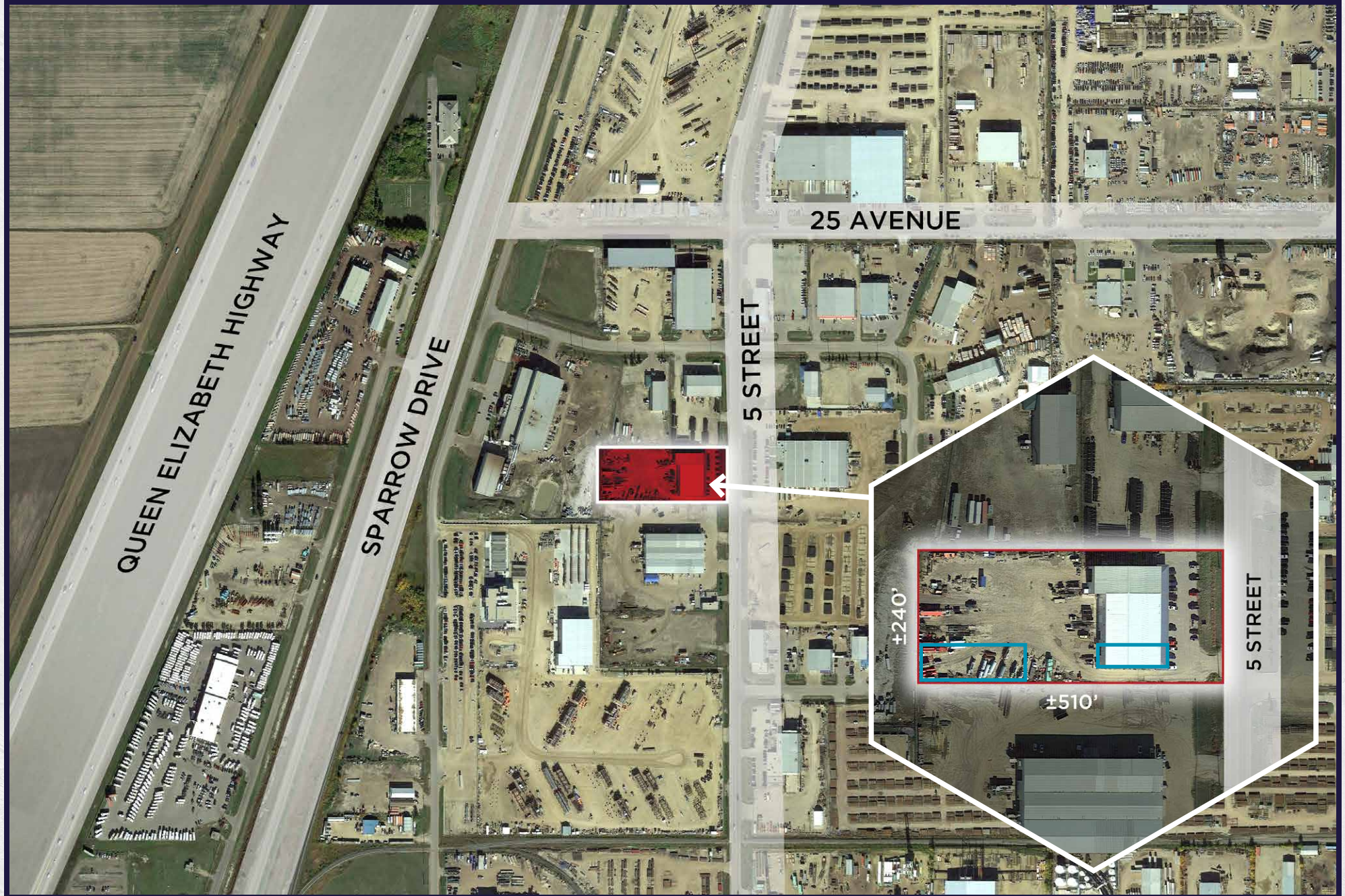
\$4.25 PER SF (2025)

AVAILABILITY:

OCTOBER 2025



AERIAL VIEW



KEEP IN TOUCH

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