



SPINE ROAD I INDUSTRIAL BAY

3419 13 Street Nisku, AB

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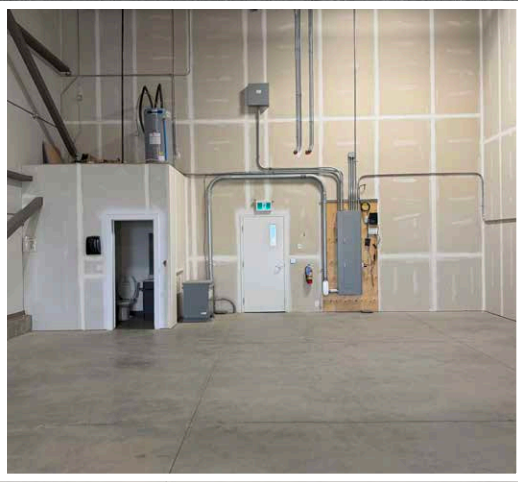
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PROPERTY HIGHLIGHTS

- Corner unit with $\pm 100'$ bay depth, abundant power outlets throughout & separate warehouse washroom
- Pristine office space includes kitchenette, private offices, and high end finishes with motion lights
- Paved yard space, fully fenced & secured
- Prime Nisku location with close proximity to Spine Road & QEII



PROPERTY DETAILS

MUNICIPAL ADDRESS	3419 13 STREET, NISKU, AB
YEAR BUILT	2020
MARKET	NISKU INDUSTRIAL
LEASABLE AREA	±4,817 SF
AVAILABLE SF	600 SF - MAIN FLOOR OFFICE 4,217 SF - WAREHOUSE 4,817 SF - TOTAL
LOADING DOOR	(1) 12'X14' GRADE
LIGHTING	LED
SUMPS	DUAL COMPARTMENT
CLEAR HEIGHT	26' TO DECK
OPERATING COST	\$3.85 PER SF (2025)
LEASE RATE	\$15 PER SF
AVAILABILITY	NOVEMBER 1, 2025

