CUSHMAN & WAKEFIELD
Edmonton

FOR LEASE

5TH STREET INDUSTRIAL BUILDING

1202 5 Street, Nisku, AB

3,600 SF - 7,200 SF INDUSTRIAL BAYS AVAILABLE

MULTIPLE AVAILABILITIES - BAYS A, D & E



YARD AREA WITH BAYS

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
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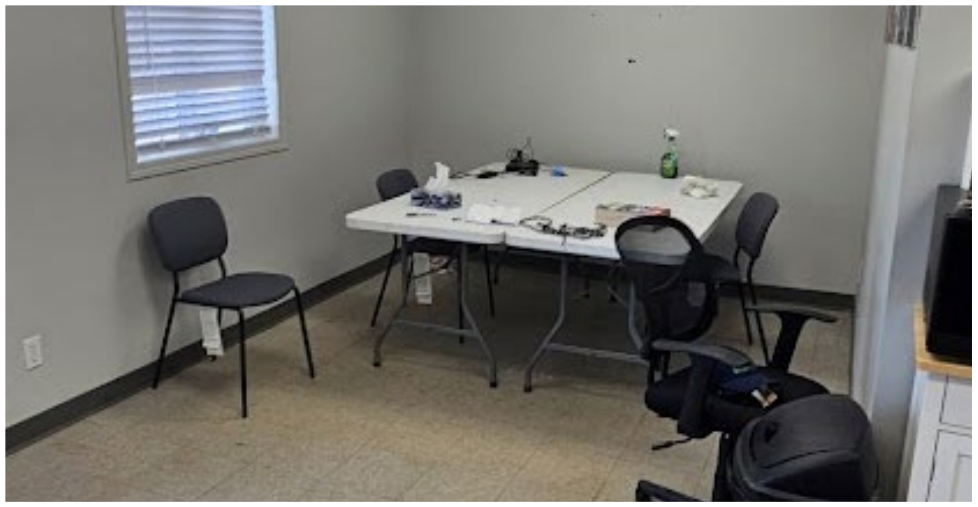
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AVAILABILITIES

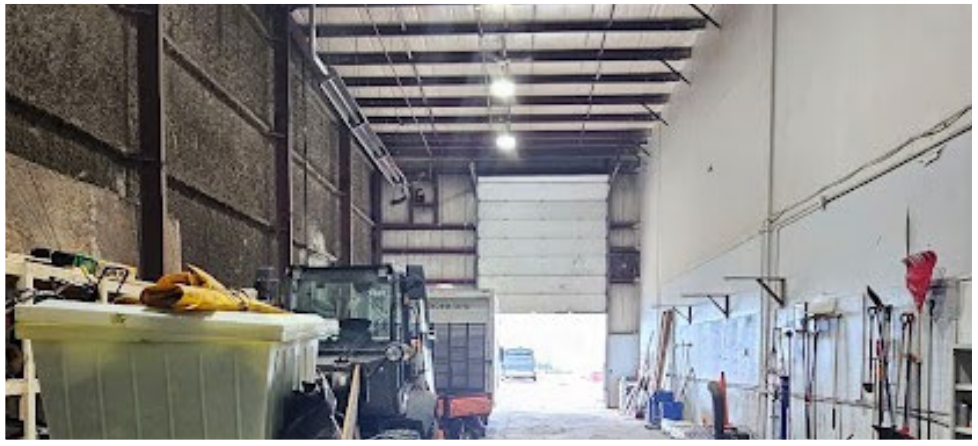
BAY A

SPACE BREAKDOWN:	±600 SF Office ±3,000 SF Warehouse ±3,600 SF Total
LOADING DOORS:	(1) 14'x16' Grade
LEASE RATE:	$16.00 / SF
OPERATING COSTS:	$4.25 / SF (2026)
AVAILABILITY:	Immediate





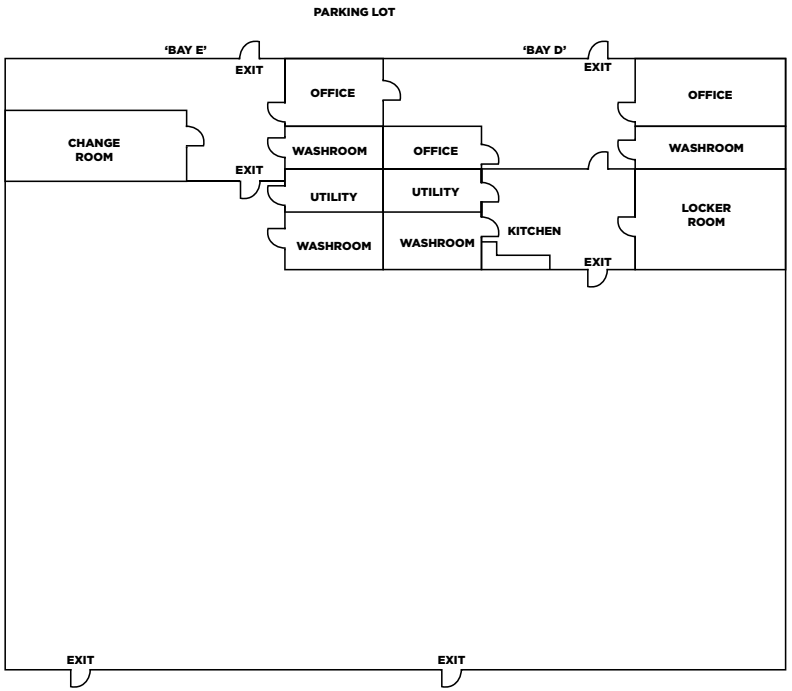




AVAILABILITIES

BAYS D & E

SPACE BREAKDOWN:	±1,400 SF Office ±5,800 SF Warehouse ±7,200 SF Total
CRANES	(1) 3 Ton (1) 5 Ton
LOADING DOORS:	(2) 14'x16' grade loading doors
LEASE RATE:	Starting at $15.50 / SF
OPERATING COSTS:	$4.25 / SF
AVAILABILITY:	Immediate



*FLOOR PLAN NOT TO SCALE





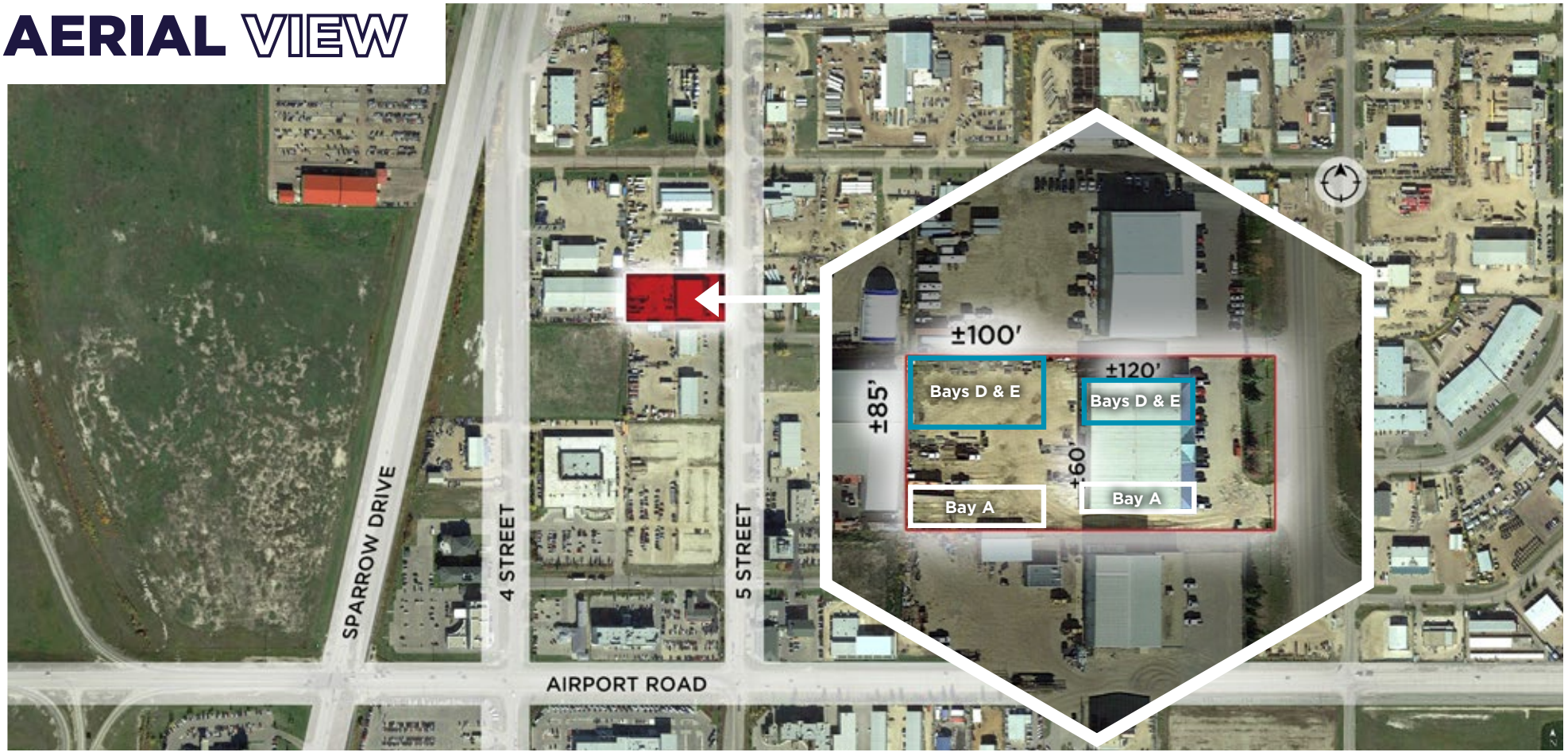


PROPERTY DETAILS

NEIGHBOURHOOD:	Nisku Industrial Park
ZONING:	IL - Light Industrial
POWER SERVICE:	(1) 200 Amp, 208 Volt, 3 phase per bay
CEILING HEIGHT:	24’ Clear

- Prime location in Nisku Industrial Park, adjacent to Edmonton International Airport with exposure to 5th Street in Western Canada’s largest industrial park
- Prior to commencement of new tenancy, office, and warehouse improvements will be completed

AERIAL VIEW





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