

5TH STREET INDUSTRIAL BAY

1202 5 Street, Nisku, AB

7,200 SF INDUSTRIAL BAY AVAILABLE

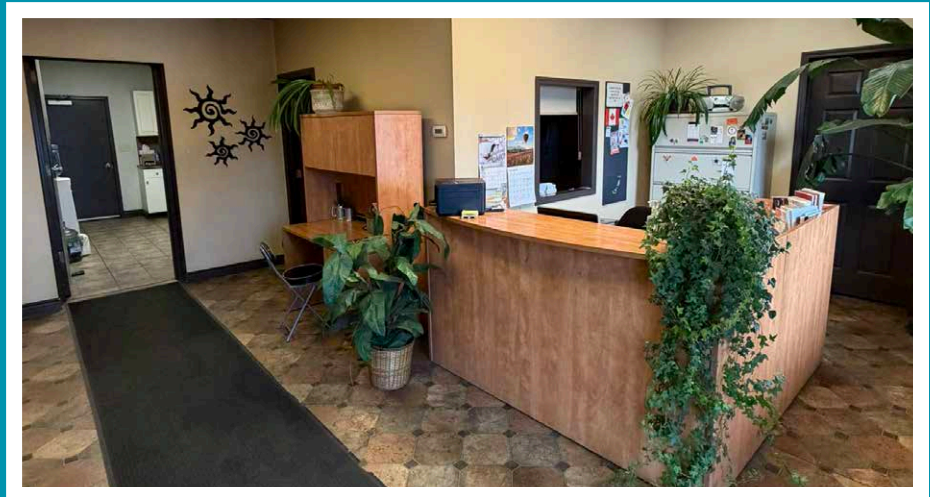
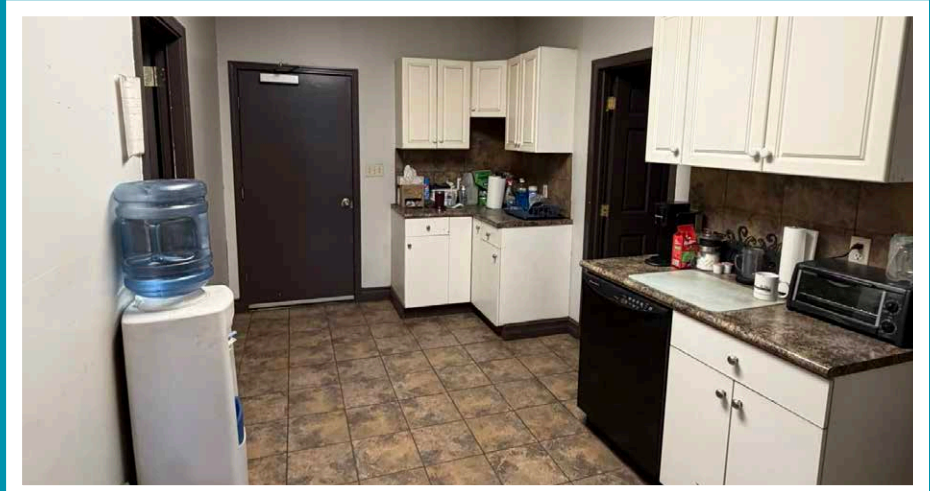
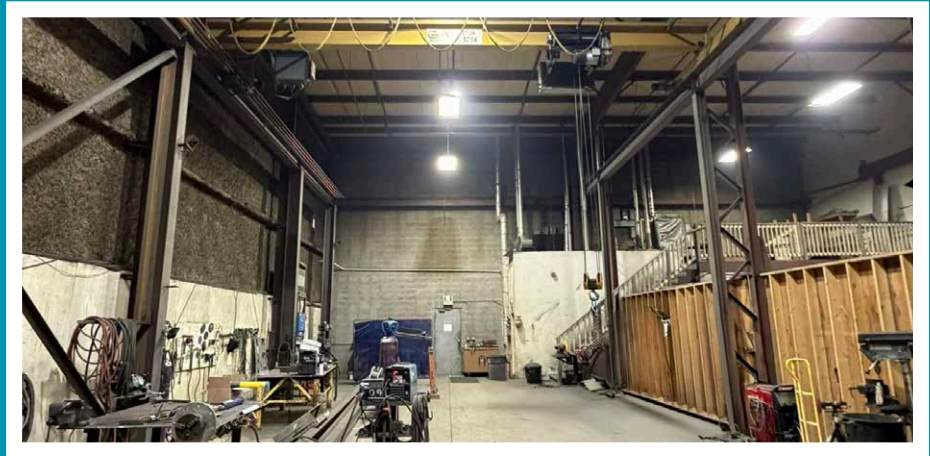
END CAP UNIT WITH CRANES



YARD AREA WITH BAY

PROPERTY HIGHLIGHTS

- 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
- Space features total of four offices, four washrooms, a lunch room, and storage mezzanine (not included in GLA)
- Space is end cap unit with yard area measuring approximately 85' x 100' (approximately 0.20 Acres of total yard area)
- The bays are currently utilized as a 7,200 SF metal fabrication shop. All equipment and assets are for sale by the current Tenant

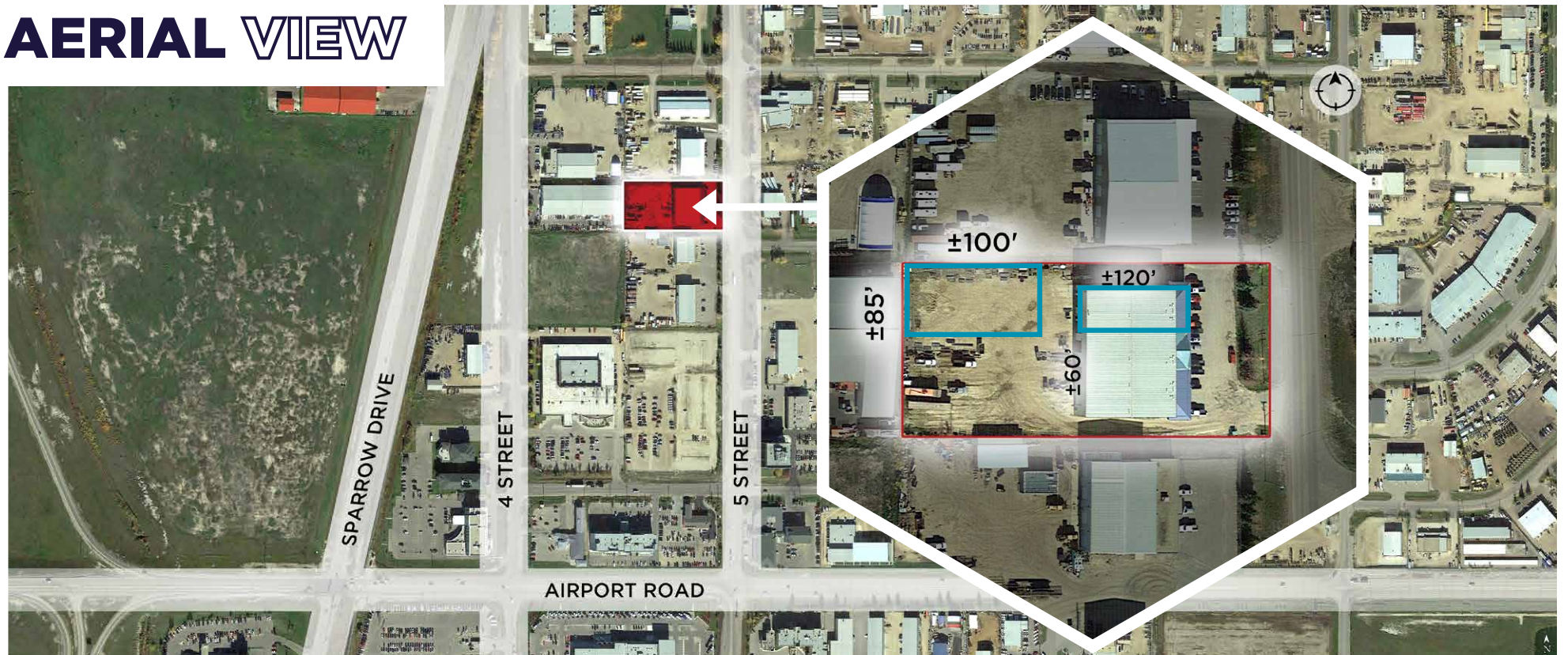


PROPERTY DETAILS

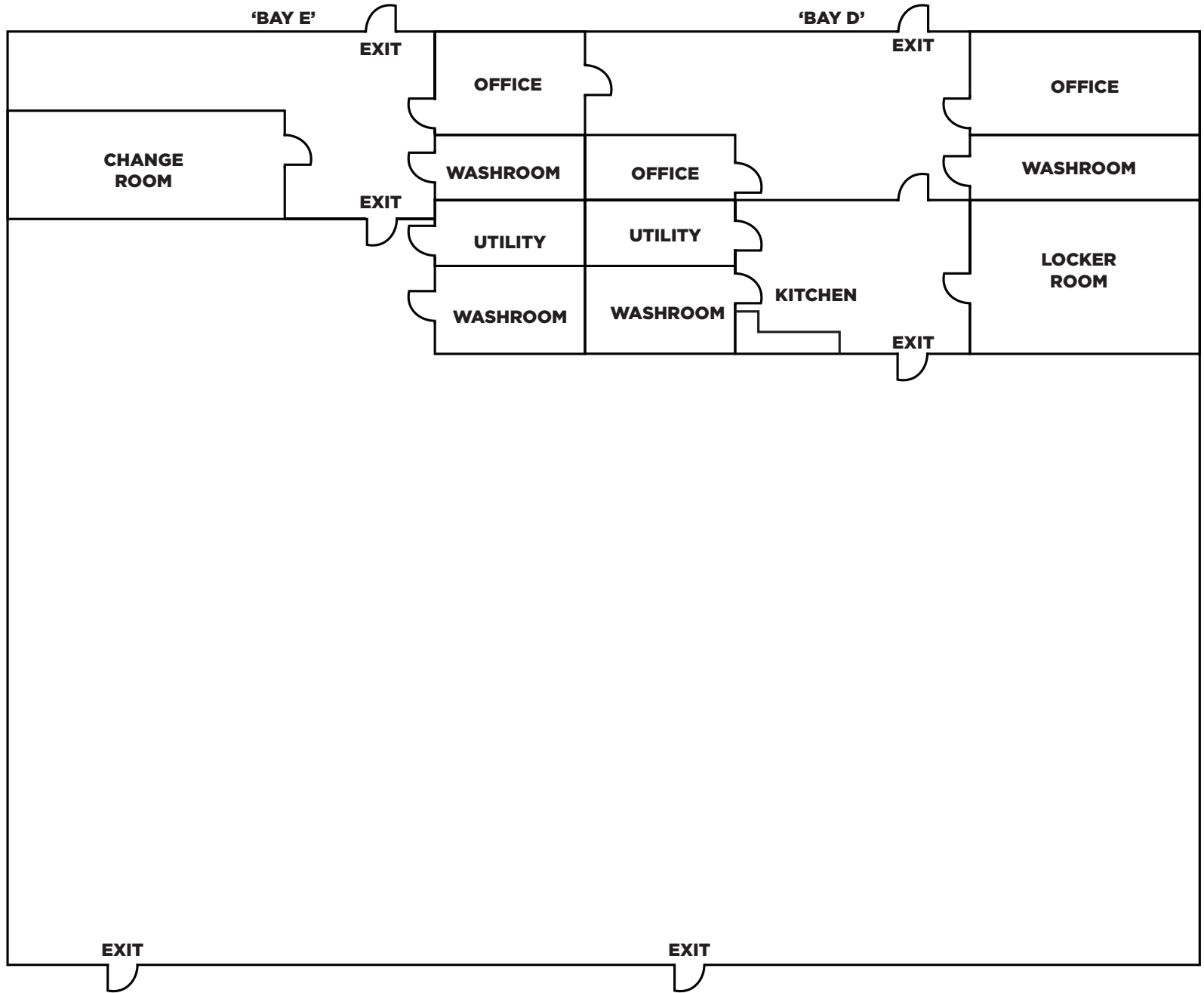
NEIGHBOURHOOD:	Nisku Industrial Park
ZONING:	IL - Light Industrial
SPACE BREAKDOWN:	±1,400 SF Office ±5,800 SF Warehouse ±7,200 SF Total
CRANES	(1) 3 Ton (1) 5 Ton
LOADING DOORS:	(2) 14'x16' grade loading doors

POWER SERVICE:	2 services of 200 Amp, 208 Volt (TBC by Tenant)
CEILING HEIGHT:	24' Clear
LEASE RATE:	Starting at \$14.00 per SF
OPERATING COSTS:	\$4.25 per SF (2026 estimate)
AVAILABILITY:	July 1st, 2026

AERIAL VIEW



FLOOR PLAN



*FLOOR PLAN NOT TO SCALE

YARD



AIRPORT ROAD

QUEEN ELIZABETH II HIGHWAY

5 STREET

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