

5TH STREET INDUSTRIAL BAYS

1202 5 Street, Nisku, AB

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

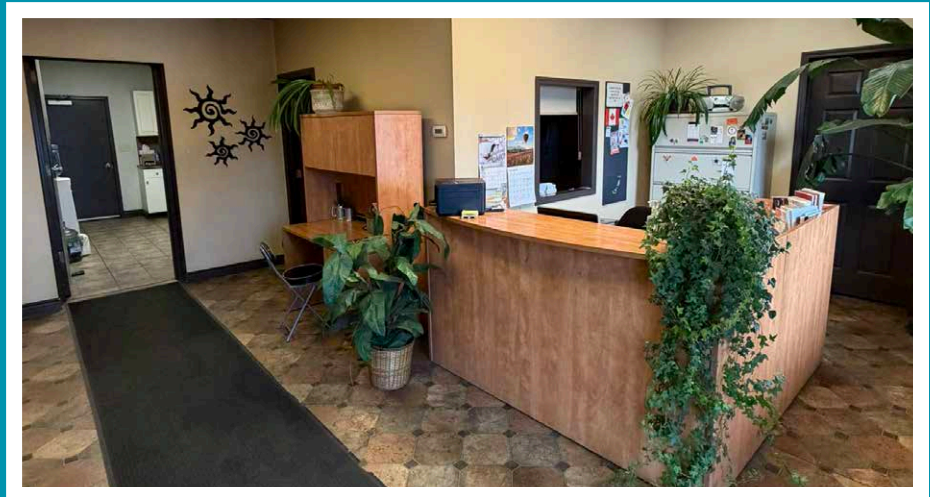
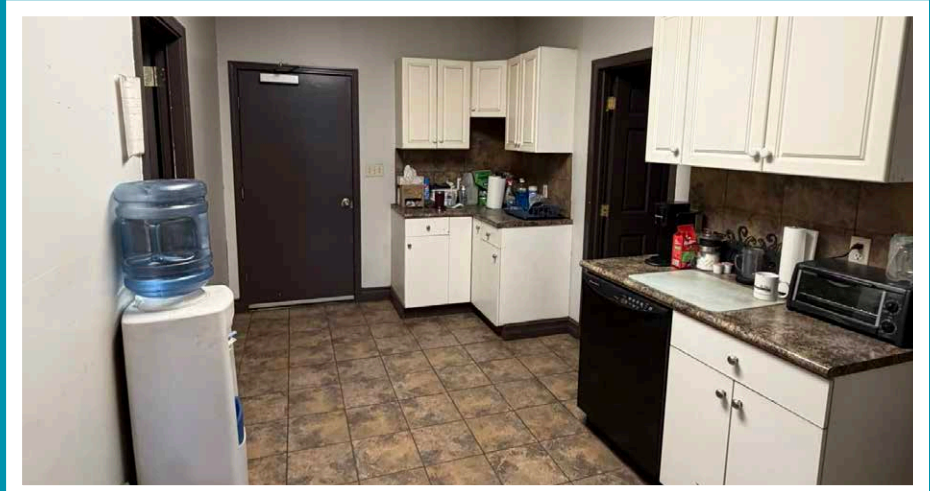
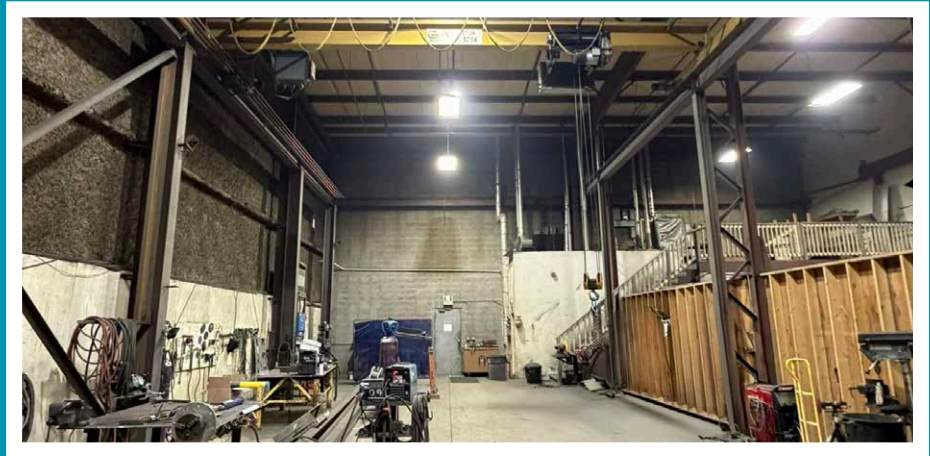
END CAP UNIT WITH CRANES



YARD AREA WITH BAYS

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)
- Bay D is an interior unit with yard area measuring approximately 30' x 100'
- Bay E is an end cap unit with yard area measuring approximately 55' x 100'
- Total yard area for Bays D&E totaling 0.20 Acres
- 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

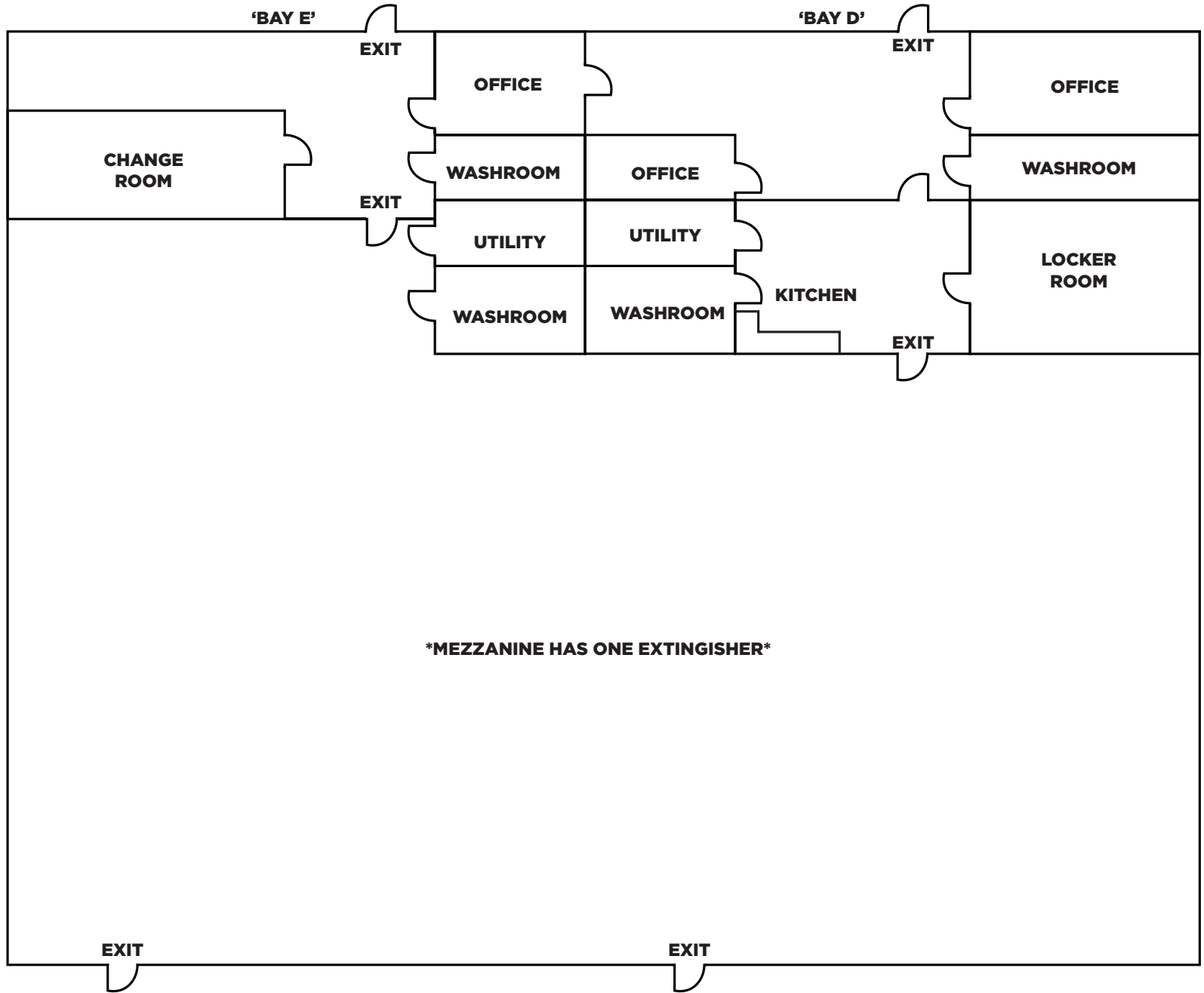
NEIGHBOURHOOD:	Nisku Industrial Park
ZONING:	IL - Light Industrial
BAYS D & E	±1,400 SF Office ±5,800 SF Warehouse ±7,200 SF Total
	Potential to demise to Two (2) 3,600 SF Bays
CRANES	Bay D 3 Ton Bay E 5 Ton (Tenant owned, for sale)

LOADING DOOR:	(1) 14'x16' grade loading door per bay
POWER SERVICE:	200 Amp, 208 Volt (TBC by Tenant) per bay
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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