

QEII Storage Facility

25,594 SF on ± 3.78 Acres

3925 - 8th Street
Nisku, Alberta

With Excellent Proximity to QEII Highway



QEII Manufacturing Facility

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This facility is ideal for equipment storage, and comes with mezzanines and a large training/lunch room. The yard is prepared with the ability to withstand high traffic and heavy loads.

Sub-buildings will remain on-site, adding an additional 5,849 SF of heated, insulated storage space with full power.

Property Highlights

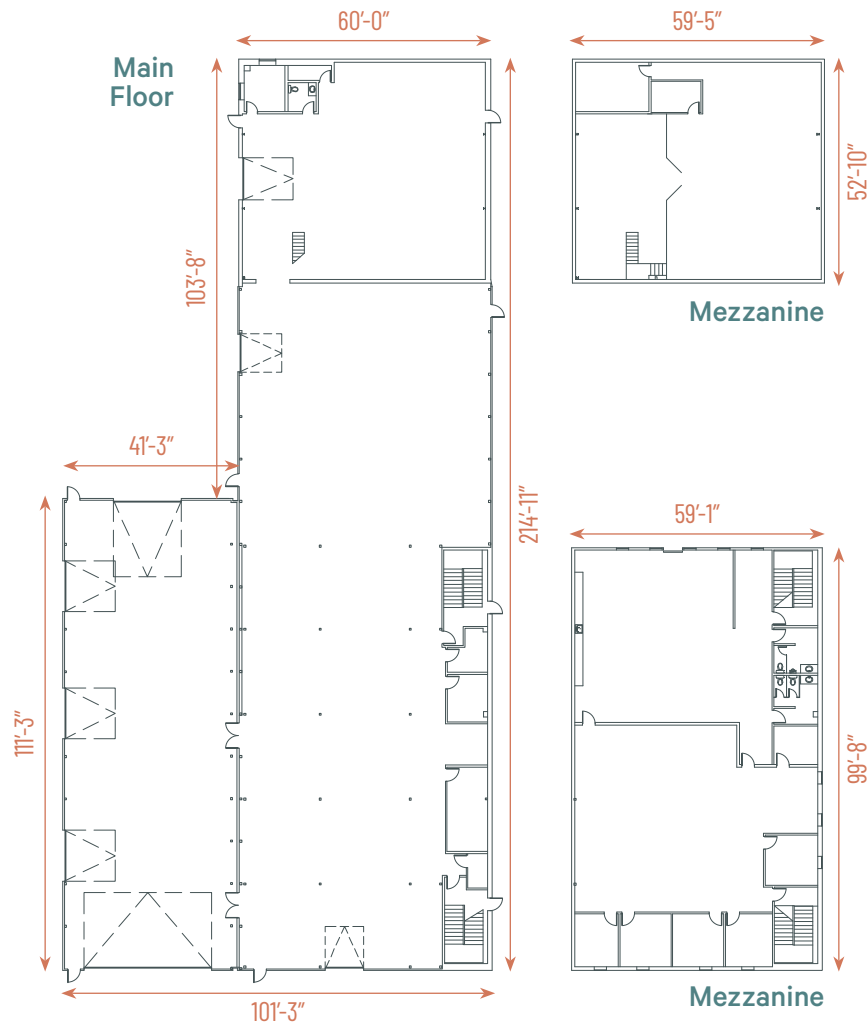
- + Ideal equipment storage building
- + Large lunch/training room amenities
- + Close proximity to manufacturing building
- + Yard lighting and power
- + Well prepared and stable site

Building Details

Legal Address	Plan 8420145; Block 1; Lot 1
Zoning	IND - Industrial
Site Size	±3.78 Acres
Year Built	1998
Building Size	25,594 sq. ft.
Loading Doors	(1) 30' x 19' Drive-thru (1) 16' x 18' Grade (3) 12' x 12' Grade (1) 10' x 12' Grade (2) 9' x 10' Grade
Construction	Pre-engineered steel
Ceiling Height	23' Clear
Power	TBD

Heating	Forced air, Office A/C	
Lighting	LED	
Sprinklers	Yes	
Sumps	2-stage with grating	
Sub-Building Size	Building 1	1,798 sq. ft.
	Building 2	1,628 sq. ft.
	Building 3	2,423 sq. ft.
	Total (Excluded from GLA)	5,849 sq. ft.
Servicing	Fully serviced	
Op Costs	TBD	
Lease Rate	\$12.00 / sq. ft.	

Floor Plan



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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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