

INDUSTRIAL FOR SUBLEASE

AVISON  
YOUNG

# 1201 - 10 STREET NISKU, ALBERTA



FLEXIBLE YARD OPPORTUNITIES AVAILABLE UP TO 38.75 ACRES

## POTENTIAL TO SUBLEASE 43,273 SF FREESTANDING BUILDING



Fully fenced yard with 12' gravel over geotextile



Access from 10 Street & 12 Avenue



Access to heavy/high load corridor



Immediate access to new Nisku Spine Road to South Edmonton

## Get more information

### Colin Ludwig

Principal  
+1 780 995 5404  
[colin.ludwig@avisonyoung.com](mailto:colin.ludwig@avisonyoung.com)

### David St. Cyr

Principal  
+1 780 964 4601  
[david.stcyr@avisonyoung.com](mailto:david.stcyr@avisonyoung.com)

[avisonyoung.com](http://avisonyoung.com)



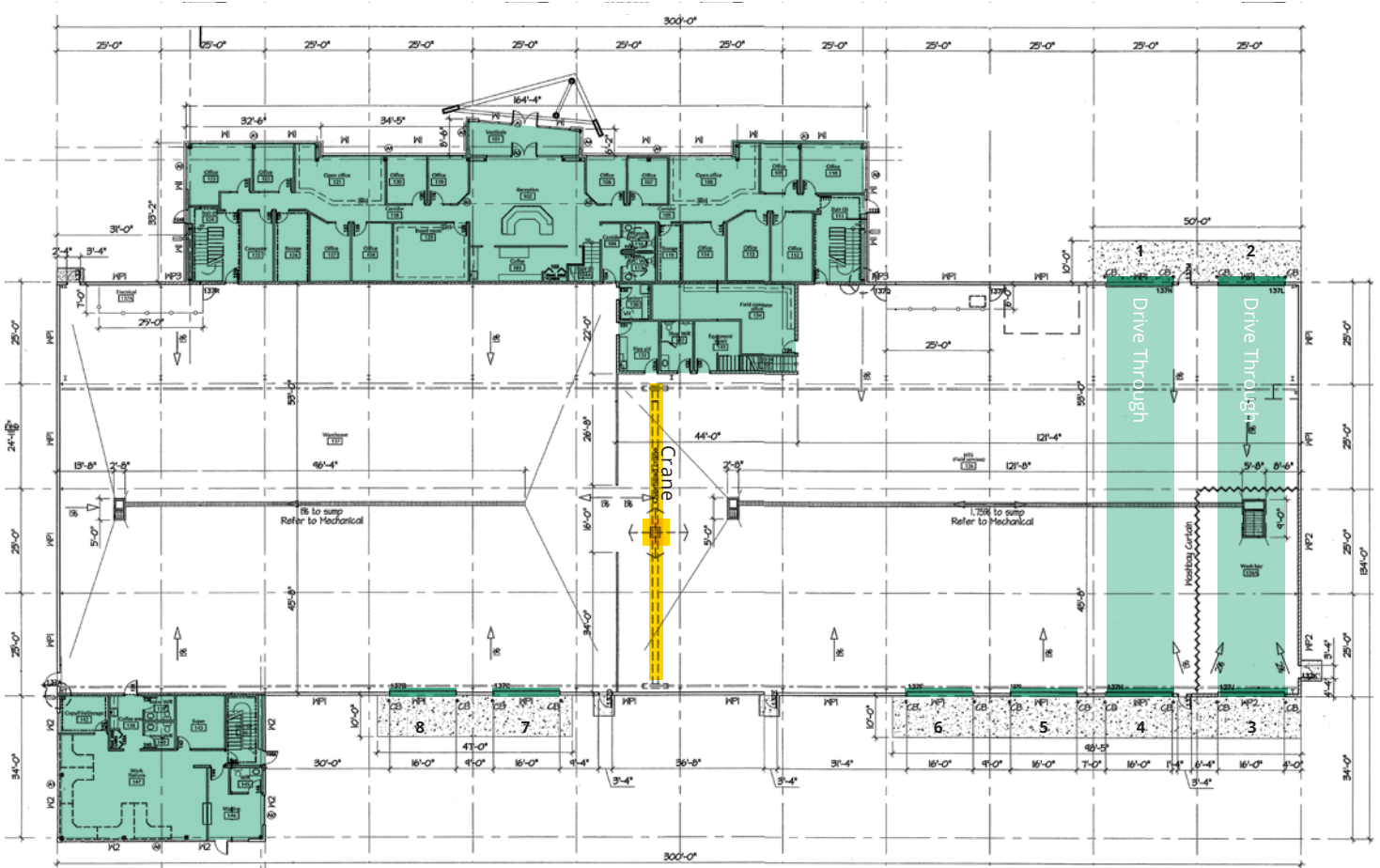
OFFERING SUMMARY

	YARD	BUILDING
Building Size:	N/A	43,273 SF
Assigned Land:	Up to 38.75 acres	Min. 10 acres
Lease Rate*:	\$0.75 PSF	\$15.00 PSF
Op. Cost*:	\$0.08 PSF	\$2.36 PSF
Expiry:	February 11, 2029	

\*plus 5% Management fee



MAIN FLOOR PLAN



BUILDING

Available Area:	Office: 14,296 SF
	Shop/Warehouse: 28,977SF
	<b>TOTAL: 43,273 SF</b>
Loading:	6 (16' x 16') Grade (2 Drive-Through Bays)
Lighting:	LED Lighting
HVAC:	Make-Up Air (25,000 CFM)
Expiry:	May 30, 2029
Crane:	1 x 5 Ton
Ceiling Height:	22' - 25' clear
Power:	800 Amp 600 Volt

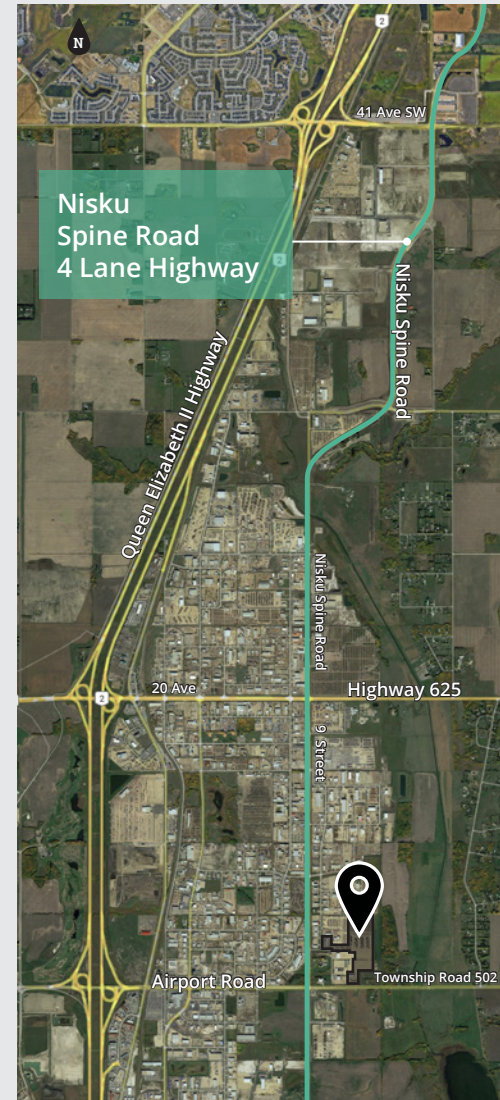


Potential to sublease 43,273 SF

FOR SUBLEASE

1201-10 STREET, NISKU, AB





**Colin Ludwig**  
Principal  
+1 780 995 5404  
colin.ludwig@avisonyoung.com

**David St. Cyr**  
Principal  
+1 780 964 4601  
david.stcyr@avisonyoung.com

© 2025 Avison Young Commercial Real Estate Services, LP. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young

**AVISON  
YOUNG**