

FOR LEASE

NISKU STORAGE LAND - 2.74 ACRES (+/-)

BUILD TO SUIT AVAILABLE



- **SECURE FENCED & GATED YARD**
- **CORNER LOCATION – 2 X INGRESS / EGRESS**

Excellent access to major highways including Highway 625, Highway 19, Queen Elizabeth II Highway and Nisku Spine Road (9 Street)

Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont and Edmonton

Neighbouring businesses include Amazon, Aliya's Foods, Hello Fresh, Tim Hortons Distribution and The Little Potato Co. in North Nisku

Fully graveled yard

- **BUILD TO SUIT AVAILABLE**

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Property Details

Municipal Address:	3385 11 Street, Nisku
Legal:	Plan 1520933, Block 2, Lot 17
Zoning:	IND Industrial
Site Size:	2.74 Acres (+/-)
Possession:	July 1, 2023
Property Tax:	\$1,261.69 / Month
Lease Rate:	\$10,500.00 / Month + GST



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