



1404 10 Street, Nisku

**16,000 SF Freestanding Building
w/Heavy Cranes**



PROPERTY DETAILS

Address:	1404 10 Street, Nisku
Legal:	Plan 0124826, Block 1, Lot 2
Zoning:	IND (Industrial)
Lot Size:	1.64 Acres (+/-)
Building Size:	16,140 SF (+/-)
Warehouse Size:	14,640 SF (+/-)
Office Size:	1,500 SF (+/-)
Utilities:	Tenant responsible for utilities
Op Costs:	\$4.00 (TBC)
Lease Rate:	\$19.00 SF
Possession:	April 1, 2026



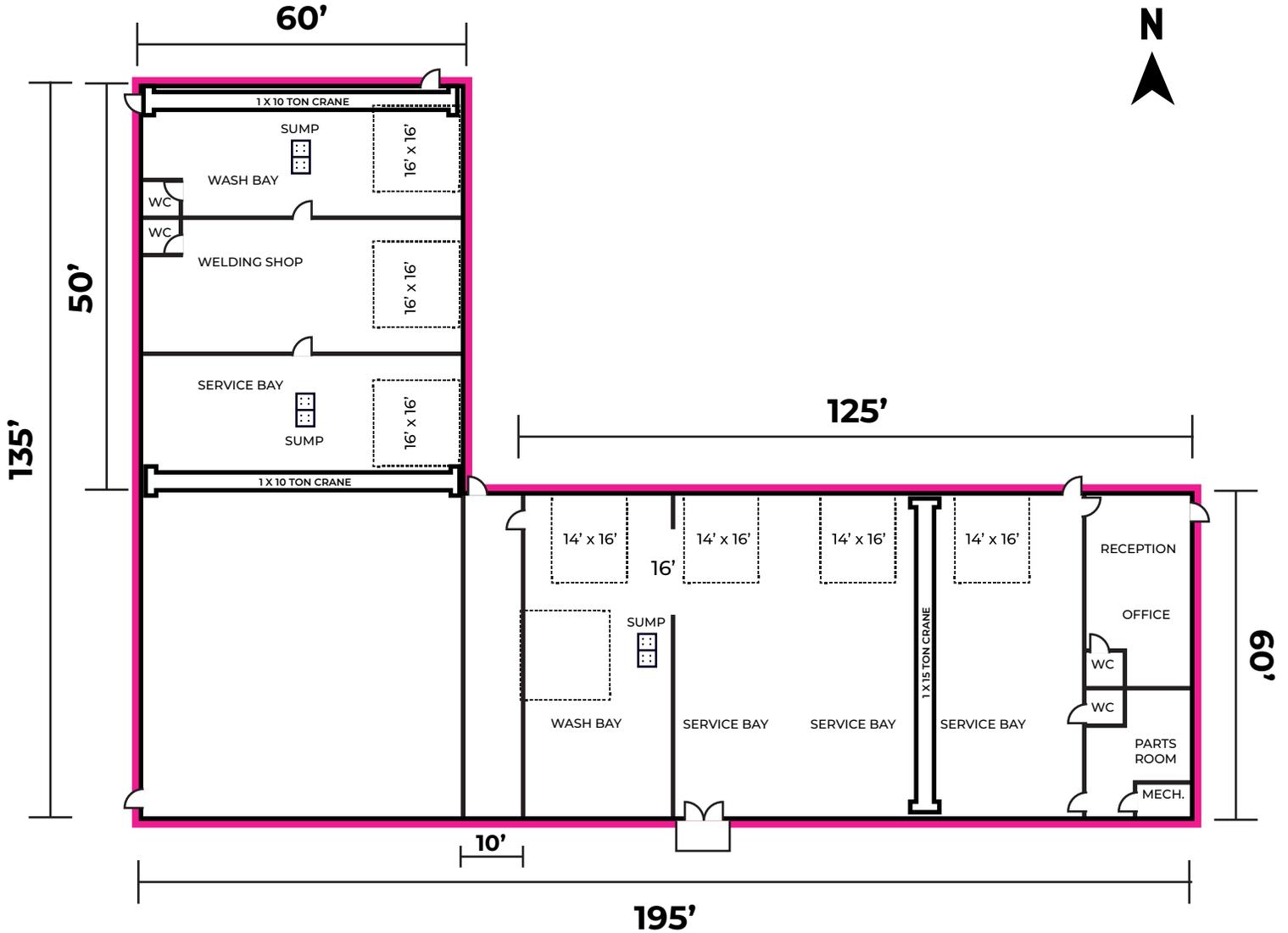
PROPERTY HIGHLIGHTS

- 7 Grade loading doors, including 3 Sunshine grade doors
- Fenced, gated, graveled and lit yard
- 1 x 15 Ton | 2 x 10 Ton overhead cranes
- Immaculate office, fully fenced and gated site
- Excellent access to major highways including Airport Road, Highway 19, Queen Elizabeth II Highway, Sparrow Drive and Nisku Spine Road (9 Street)



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PROPERTY DETAILS

Yard:	Fenced & graveled
Heat / Make-up Air:	Radiant / Yes
Power (Panel A):	208/120 v / 400 Amp / 3 Phase – TBC
Power (Panel B):	480/277 v / 400 Amp / 3 Phase – TBC
Loading:	(4) x 14' x 16' Grade Loading Doors (3) x 16' x 16' Sunshine Loading Doors
Cranes:	1 x 15 Ton 2 x 10 Ton overhead cranes
Ceiling Height:	18' Clear
Sump:	Yes

Property features:



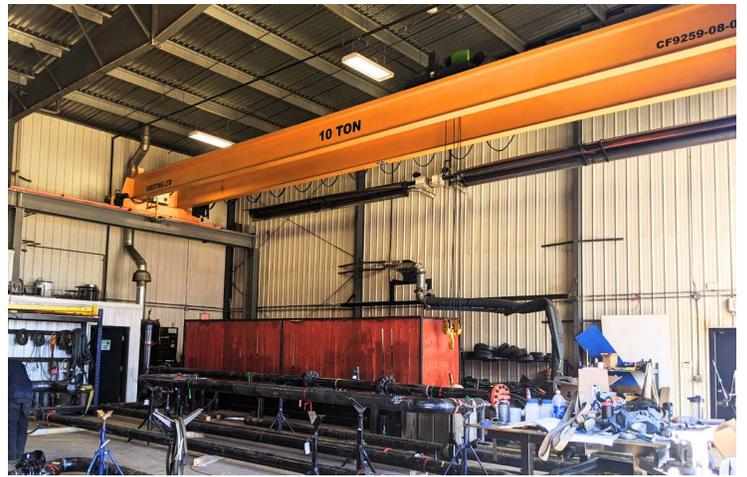
Fully Fenced/Gated Site



Exposure to 9 Street Nisku (Spine Road)



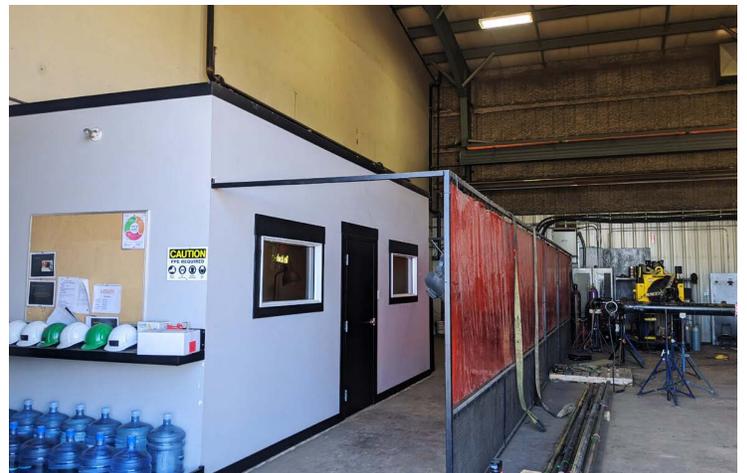
(7) Grade Loading Doors



(1) 15T Overhead Crane, (2) 10T Overhead Cranes



Updated Office



6 Offices, Boardroom and Washrooms



NEIGHBORHOOD HIGHLIGHTS

- Located in Nisku Industrial Park, a major hub for energy and logistics
- Excellent connectivity to major highways including Queen Elizabeth II Highway, Sparrow Drive, 43 Street and 65 Avenue
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont and Edmonton
- Surrounded by industrial services and support businesses
- Business-friendly setting with low taxes and strong infrastructure



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