

Monarch Business Park

Building 3

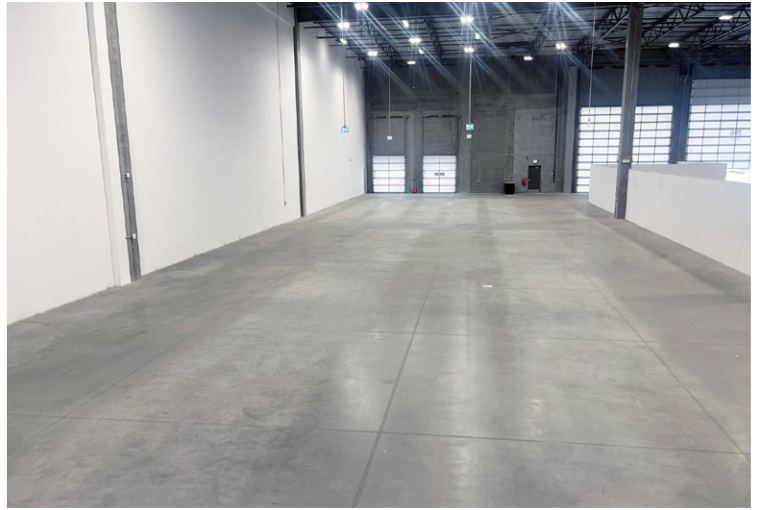
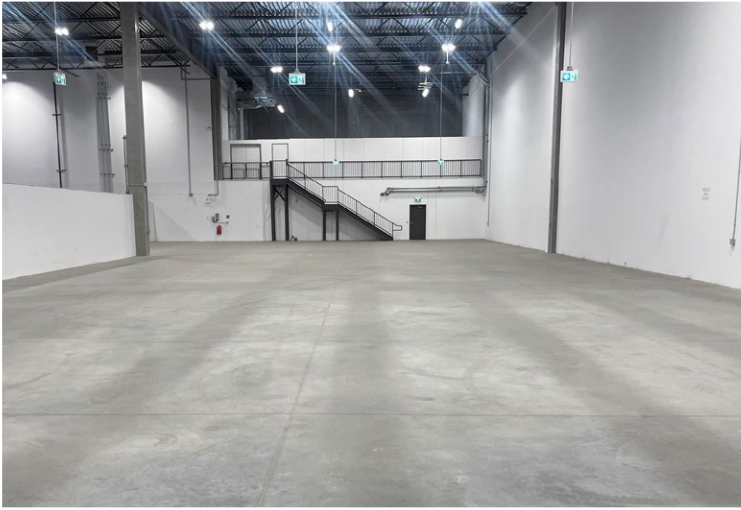
Unit 200, 1075 - 36th Avenue
Nisku, Alberta
www.cbre.ca

Class 'A' Industrial Space For Sublease



Monarch Business Park - Building 3

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Class 'A' Industrial Space

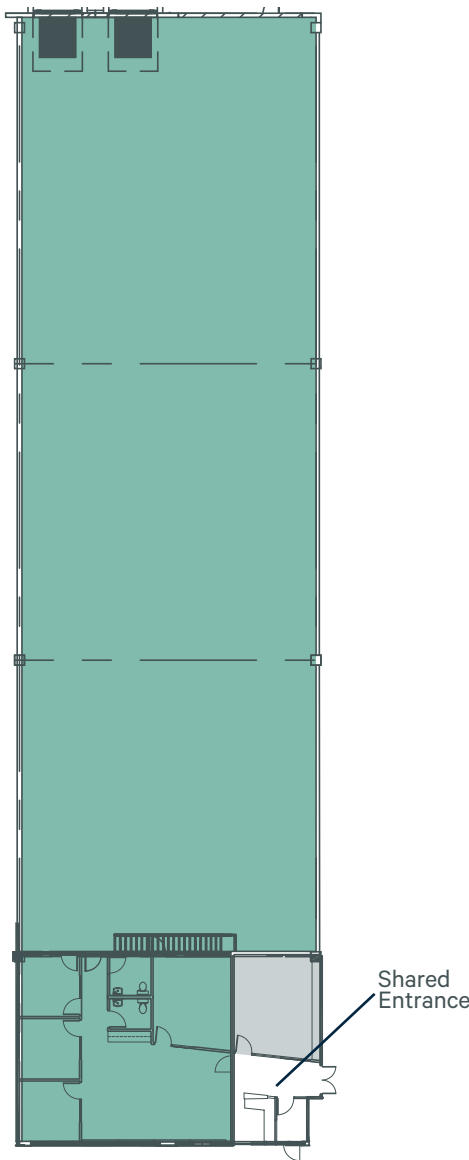
The subject property is strategically located in close proximity to the Queen Elizabeth Highway 2, Nisku Spine Road, and 41st Avenue SW. This Class A Industrial facility was built in 2020 featuring modern design and features. Available immediately with flexible sublease terms.

For Sublease

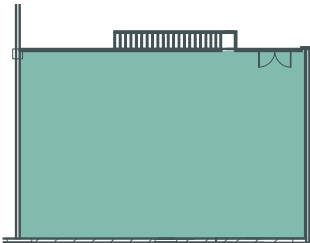
Legal Address	Plan 2022017; Blk 7; Lot 5	
Zoning	IL - Light Industrial	
Year Built	2020	
Available Area	Warehouse:	±9,575 sq. ft.
	Office:	±1,350 sq. ft.
	Mezzanine:	±1,975 sq. ft.
	Total:	±12,900 sq. ft.
Dock Loading	(2) 9' x 10' with levelers	
Floor Slab	8" concrete slab, dual wheel load 20,000lb	
Ceiling Height	32' clear	
Building Depth	210'	
Power	TBC	

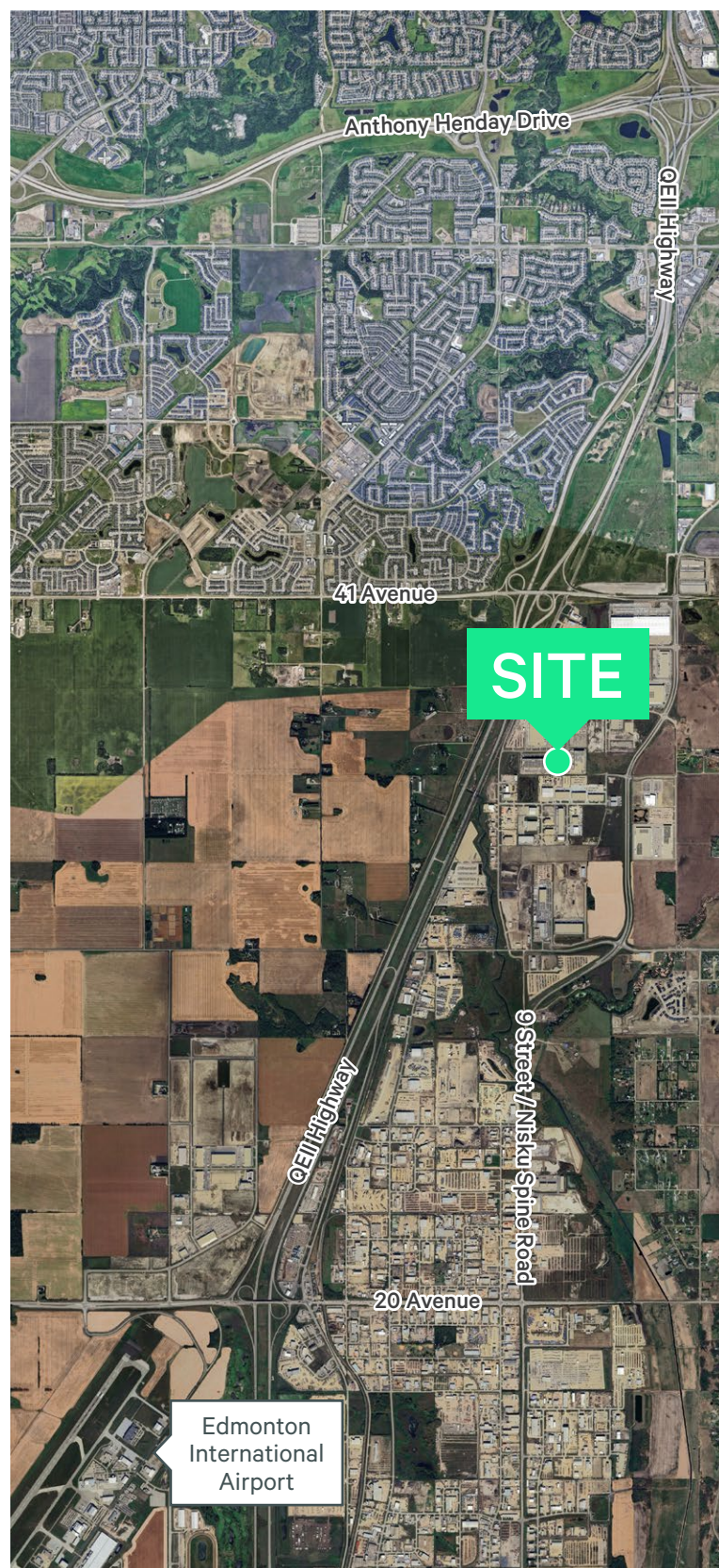
Heating	RTU & suspended forced air gas fired units, radiant tube
HVAC	A/C in showroom & office
Lighting	LED
Sprinklers	Yes
Downdraft Fans	Yes
Parking	Double row parking
Fire Suppression	OHG2 system
Op Costs (2026)	\$3.82 per sq. ft. / annum
Lease Rate	Starting at \$13.25 per sq. ft. / annum
Terms	Flexible sublease terms
Available	Immediately

Main Floor



Mezzanine





Contact Us

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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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