

# FOR LEASE

## BLACKMUD CREEK INDUSTRIAL ESTATES

Building 'C' - 2319 9th Street, Nisku, AB

PRICE  
REDUCED!



### HIGHLIGHTS

- 33,660 sq. ft. available
- 28' clear span
- Newly constructed AAA facility
- Storage yard available
- Adjacent to Nisku Spine Road
- Building 'D' footings in place - 35,000 sq. ft.

### CONTACT

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## PROPERTY DETAILS

BUILDING NAME	Blackmud Creek Estates, Building 'C'
ZONING	Light Industrial
LOCATION	2319 9th Street, Nisku
LEGAL DESCRIPTION	Lot 4 Block 1 Plan 062 8417
TYPE OF SPACE	Industrial
BUILDING CONSTRUCTION	Masonry/Metal
TYPE OF BUILDING	Engineered
FLOOR SLAB	6" concrete single mat reinforcement, integral hardener
FIRE SUPPRESSION	Sprinklered throughout
DEMISING WALLS	2 Hour fire-rated construction
SITE SIZE	13.81 Acres
SITE COVERAGE	25%
SPACE AVAILABLE	33,660 square feet
COLUMN GRID	30' x 64'
CEILING HEIGHT	28'
LIGHTING	T6
POWER	3 Phase Electrical Service
HVAC OFFICE	2 ton RTU per bay
SHOP HEATING	Radiant tube
LOADING	Eight 16' x 18' overhead doors (two per bay)
PARKING	202 stalls, scramble
YARD	33,184 square feet

## ADDITIONAL INFO

- 10' concrete apron at rear of building
- 118' of marshalling area - back of building to fenced outdoor storage
- 2 stage floor sump in each bay
- R20 metal panel insulated walls
- Each bay has 120/208V and 347/600V and transformers

## FINANCIALS

LEASE RATE	<del>\$13.50</del> \$10.00/sq. ft.
OPERATING COSTS (ESTIMATED)	\$2.35
TENANT IMPROVEMENT PACKAGE	\$4.00 per square foot

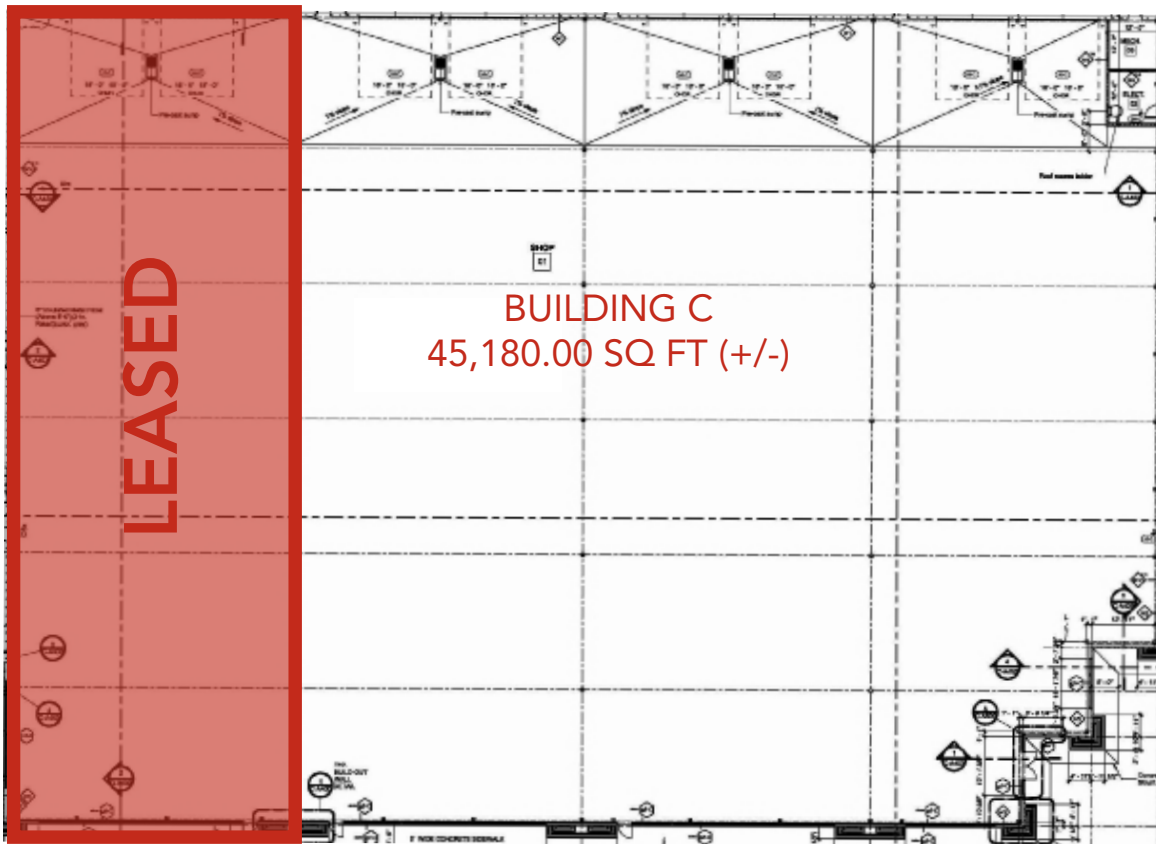


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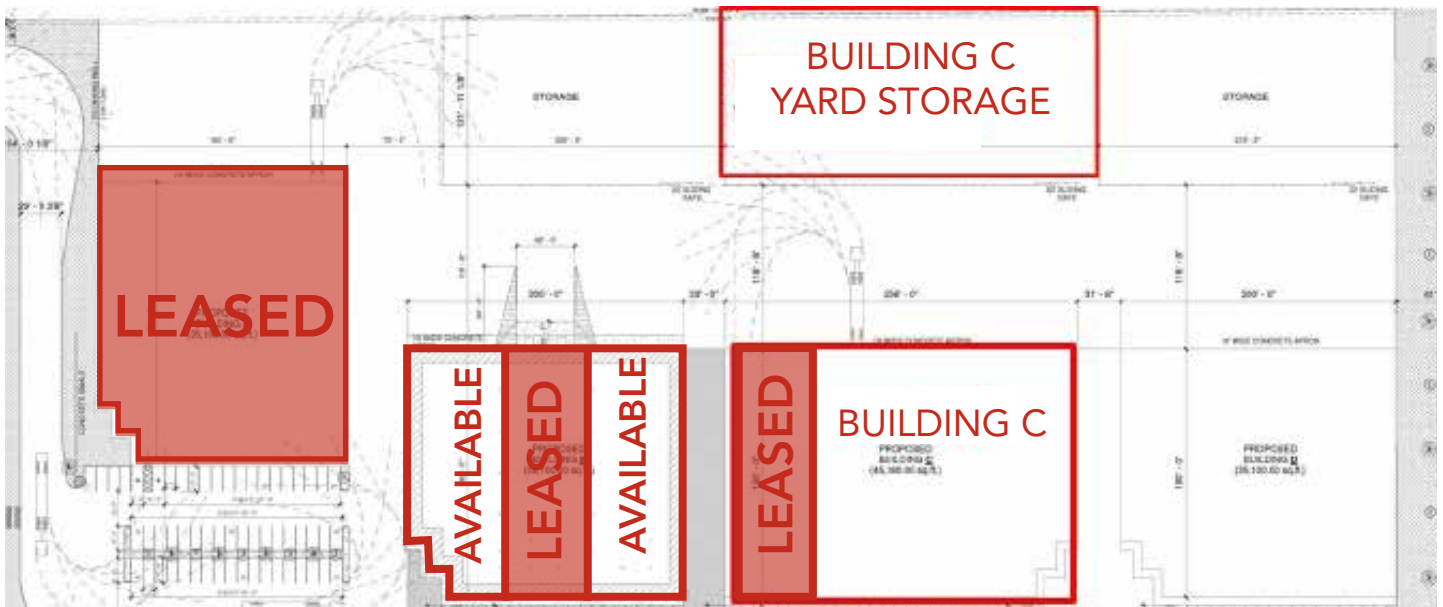
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# SITE PLAN - BUILDING 'C' BLACKMUD CREEK ESTATES



# OVERALL SITE PLAN - BLACKMUD CREEK ESTATES



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# PROPERTY LOCATION



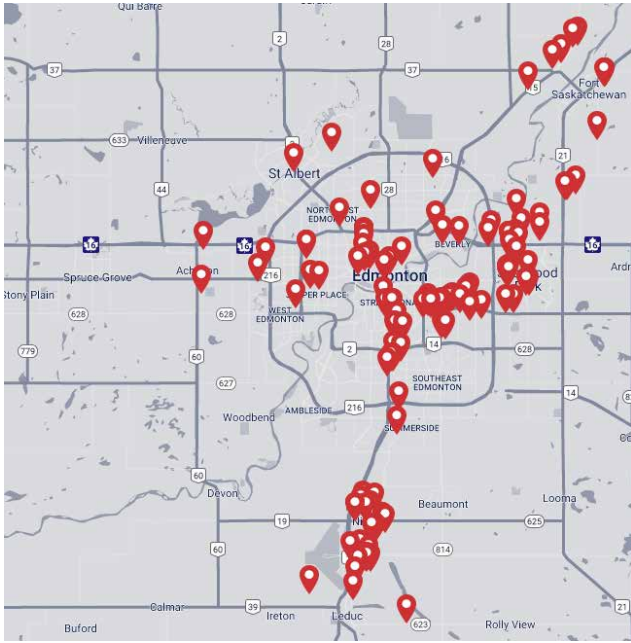
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# ABOUT ROYAL PARK REALTY



- Customized service
- Creative commission structures
- Excellent track record
- Large network
- Diverse professional team
- Excellent customer service
- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 17 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

## BERT GAUDET Director, Broker



In 2010 Bert, as an owner of Garstad and Whittingham Realty, joined forces with the Royal Park Realty team. He has 20 years of commercial real estate experience, with specific knowledge of the Nisku/Leduc market.

Bert enjoys providing personalized service to his clients and prides himself on building long-term relationships with them. He is passionate about putting together deals and consistently producing results.

## KELLY GIBBON Director, Associate, MBA



Kelly takes great pride in the service that provides. His focus is aligning his efforts with the goals and desires of his clients. This approach has been extraordinarily beneficial to the people and companies that he represents and has helped Kelly create many long term relationships as a trusted advisor.

Kelly's thorough attention to detail as well as his creative approach to problem solving has made him a huge asset to his real estate clientele.



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