

QEII Manufacturing Facility

Rare Multi-Building Manufacturing Facility

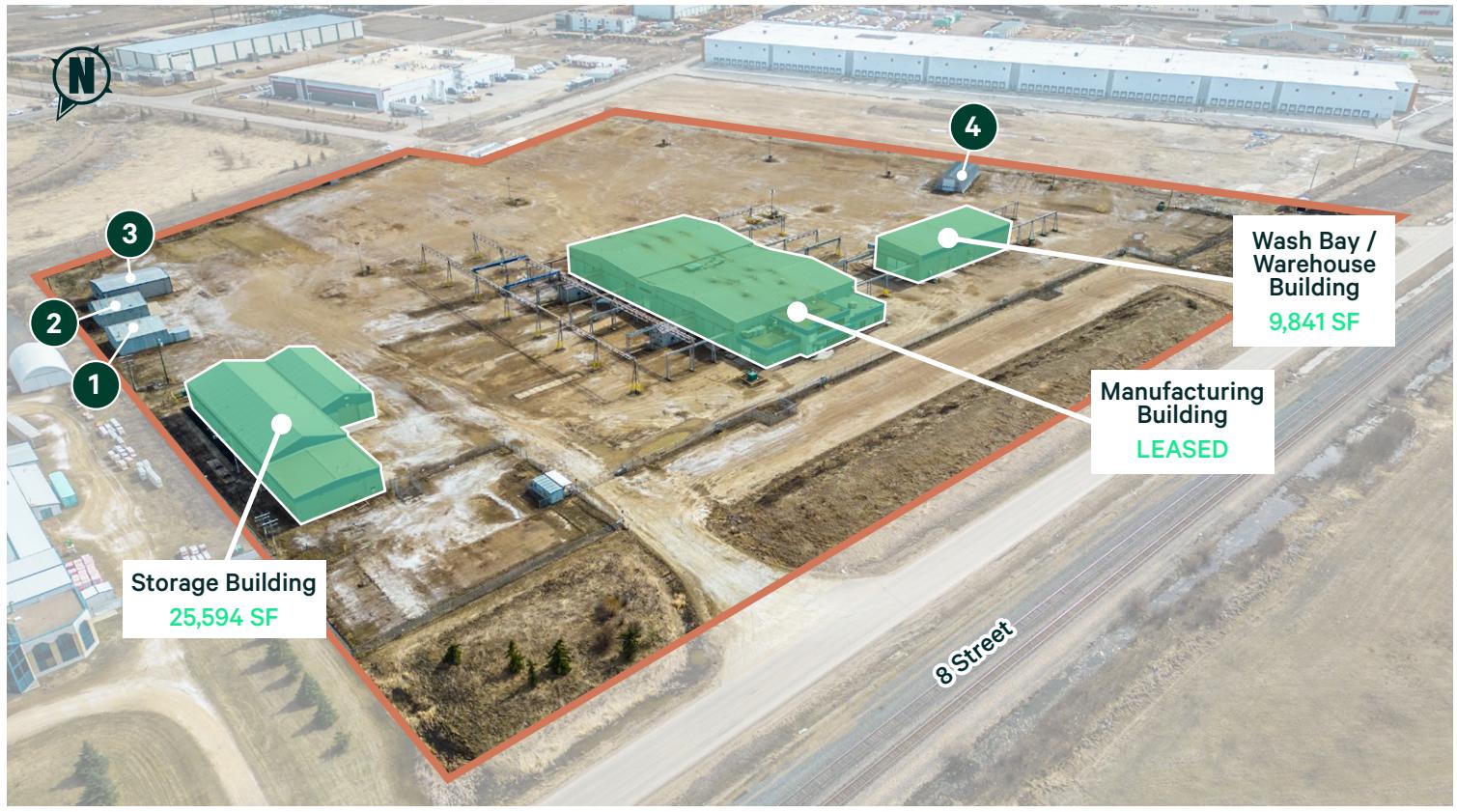
3925 - 8th Street
Nisku, Alberta

Price Reduced! | 3 Primary Buildings Totaling 91,719 SF On 26.48 Acres



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Sub-buildings 1-4 will remain on-site

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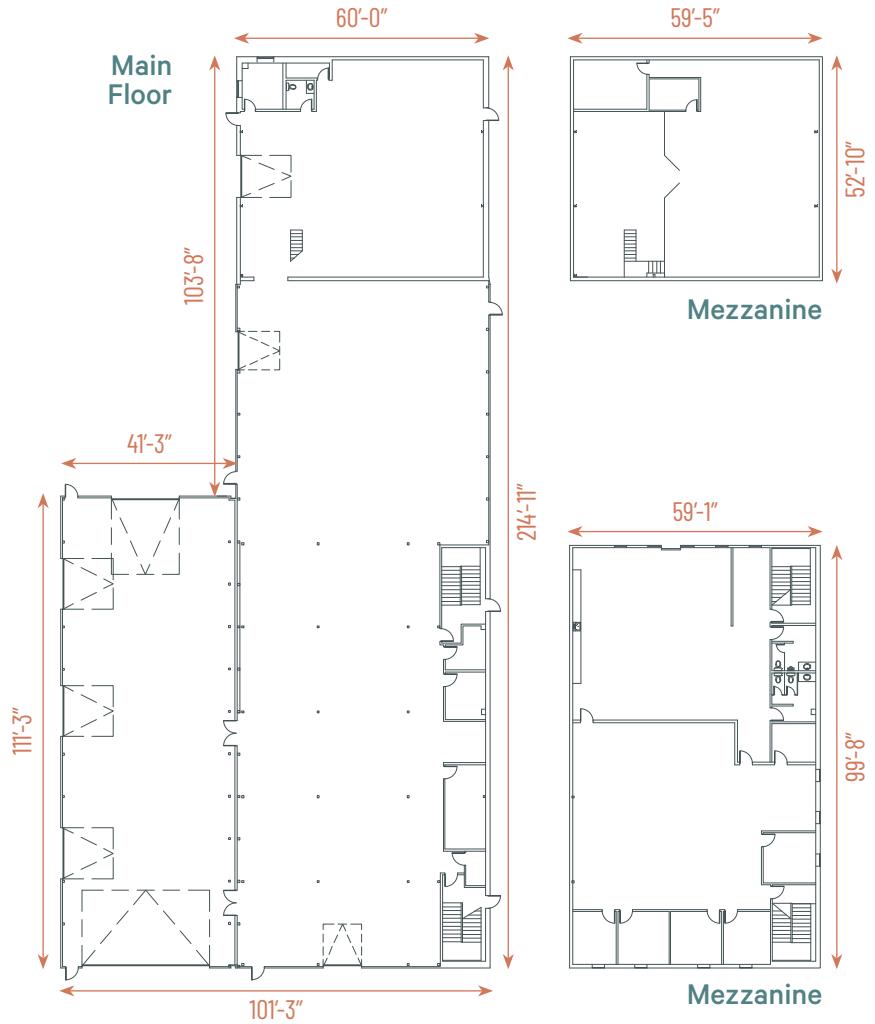
Overall Property Highlights

This turn-key manufacturing facility comes complete with multiple bridge cranes ranging from 6.3-20 tonnes (interior and exterior), wash facilities, site offices/training rooms, and equipment storage areas. The yard is prepared with the ability to withstand high traffic and heavy loads.

Sub-buildings 1 to 4 will remain on-site, adding an additional 9,865 SF of heated, insulated storage space with full power.

Legal Address	Plan 8420145; Block 1; Lot 1	
Zoning	IND - Industrial	
Site Size	26.48 Acres	
Building Sizes	Manufacturing Building	56,284 sq. ft.
	Storage Building	25,594 sq. ft.
	Wash Bay/Warehouse Building	9,841 sq. ft.
	Total	91,719 sq. ft.
Sub-Building Sizes	Building 1	1,798 sq. ft.
	Building 2	1,628 sq. ft.
	Building 3	2,423 sq. ft.
	Building 4	4,016 sq. ft.
Servicing	Fully serviced	
Taxes (2025)	TBD	
Sale Price	\$18,500,000 \$22,850,000	

Storage Building



Building Details

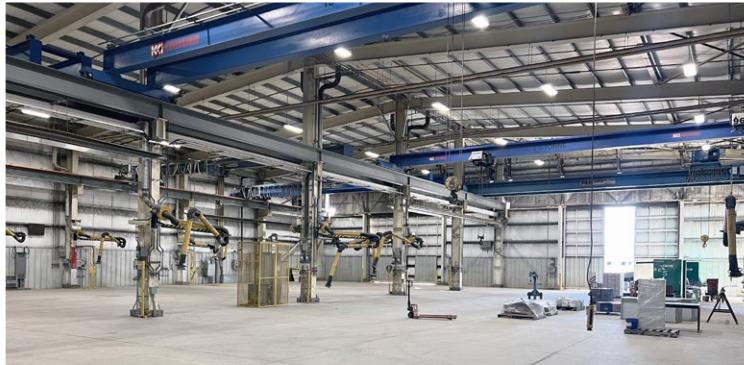
Building Size	25,594 sq. ft.
Year Built	1998
Loading Doors	<ul style="list-style-type: none"> (1) 30' x 19' Drive-thru (1) 16' x 18' Grade (3) 12' x 12' Grade (1) 10' x 12' Grade (2) 9' x 10' Grade
Construction	Pre-engineered steel
Ceiling Height	23' Clear
Power	TBD
Heating	Forced air, office A/C
Lighting	LED
Sprinklers	Yes
Sumps	2-stage with grating

Property Highlights

- + Ideal equipment storage building
- + Large lunch/training room amenities
- + Close proximity to manufacturing building
- + Currently vacant



Manufacturing Building



Building Details

Building Size	56,284 sq. ft.
Year Built	1998; 2008 expansion
Loading Doors	East Building: 24' x 20' Grade West Building: 26' x 20' Grade
Construction	Pre-engineered steel
Ceiling Height	20'
Power	1,600 amp, 347/600 volt, 3-phase <i>*To be confirmed</i>

Heating	Radiant tube
Lighting	LED
Sumps	2-stage sumps
Cranes	East Building (3) 6.3-ton bridge (3) 10-ton bridge West Building (gantry into south building) (4) 6.3-ton bridge (2) 10-ton bridge 20' under hook

For Sale



Property Highlights

- + Air and gas lines throughout both buildings
- + Welding and make-up air ventilation
- + Vehicle exhaust snorkels
- + Fibre internet service
- + Exterior Cranes
 - North: 6.3-ton and 10,000kg
 - South: 20-ton and 10,000kg
- + Lease in place

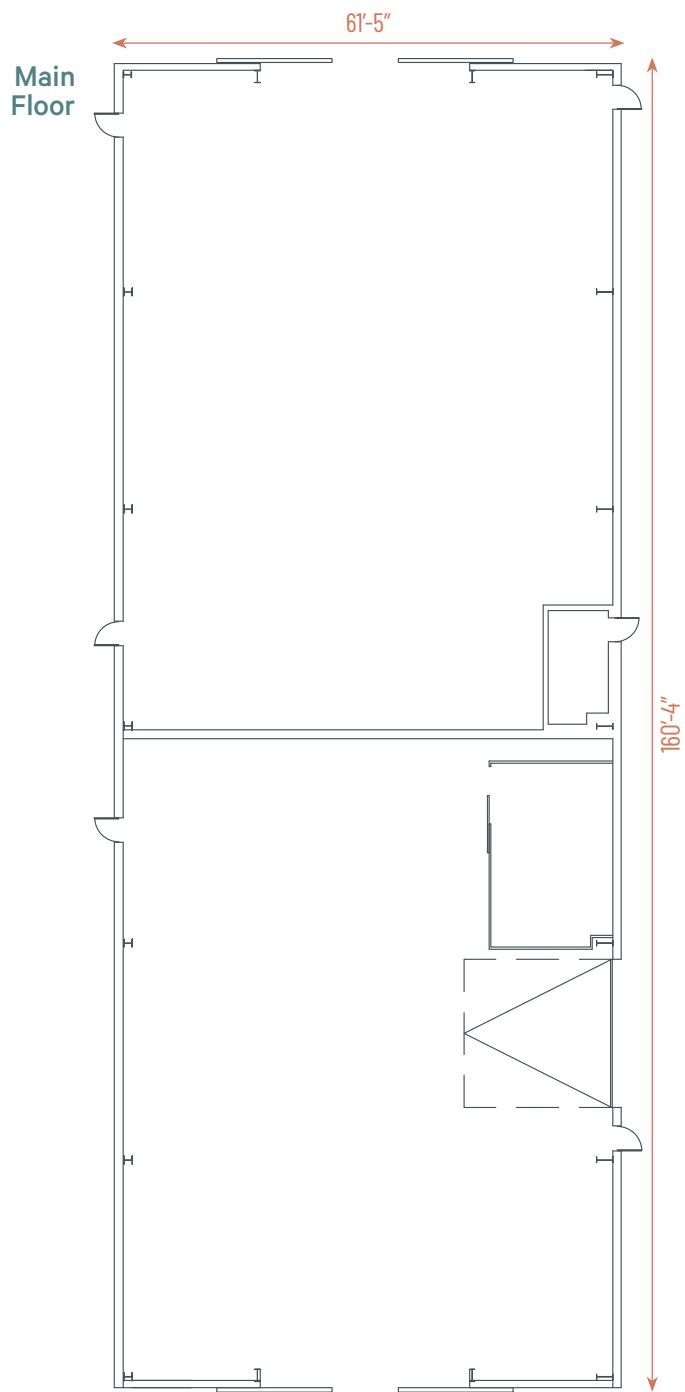
Wash Bay / Warehouse Building

Property Highlights

- + Currently utilized as a wash area with warehouse storage
- + Flow-thru 6.3-tonne crane capacity from the main building
- + Currently vacant

Building Details

Building Size	9,841 sq. ft.
Year Built	1998
Loading Doors	(1) 19' x 24' Grade (1) 18' x 18' Grade (1) 20' x 26' Grade - potential for drive-thru
Construction	Pre-engineered steel
Ceiling Height	27' Clear
Power	600 amp, 600 volt <i>*To be confirmed</i>
Heating	Forced air gas fired units & in-floor heating
Lighting	LED
Sprinklers	Yes
Sumps	Yes



Ideal Location

Location Overview

- + Prominent highway location
- + Large qualified labour pool
- + Significantly lower property taxes and faster permitting when compared to the City of Edmonton
- + Easy access to major transportation routes such as the QEII Highway and Nisku Spine Road
- + Close proximity to hotel and employee amenities

10 Min Drive
To Anthony Henday Drive

15 Min Drive
To The Edmonton International Airport



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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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