



605 15 Avenue, Nisku

**22,500 SF on 2.17 Acres (+/-)
Industrial Investment**



PROPERTY DETAILS

Address:	605 15 Avenue, Nisku
Legal:	Plan 7821344, Block 11, Lot 1
Zoning:	IND (Industrial)
Site Size:	2.17 Acres (+/-)
Building Size:	20,000 SF (+/-)
Shop Size:	2,500 SF (+/-)
Lease Expiry:	January 15, 2029
Net Operating Income:	\$382,500.00 Year 1-2 <small>Escalations Years 3-5</small>
Op Costs:	Tenant responsible
Sale Price:	\$5,625,000 SF
Property Taxes:	\$40,770 /yr
Cap Rate:	6.80%



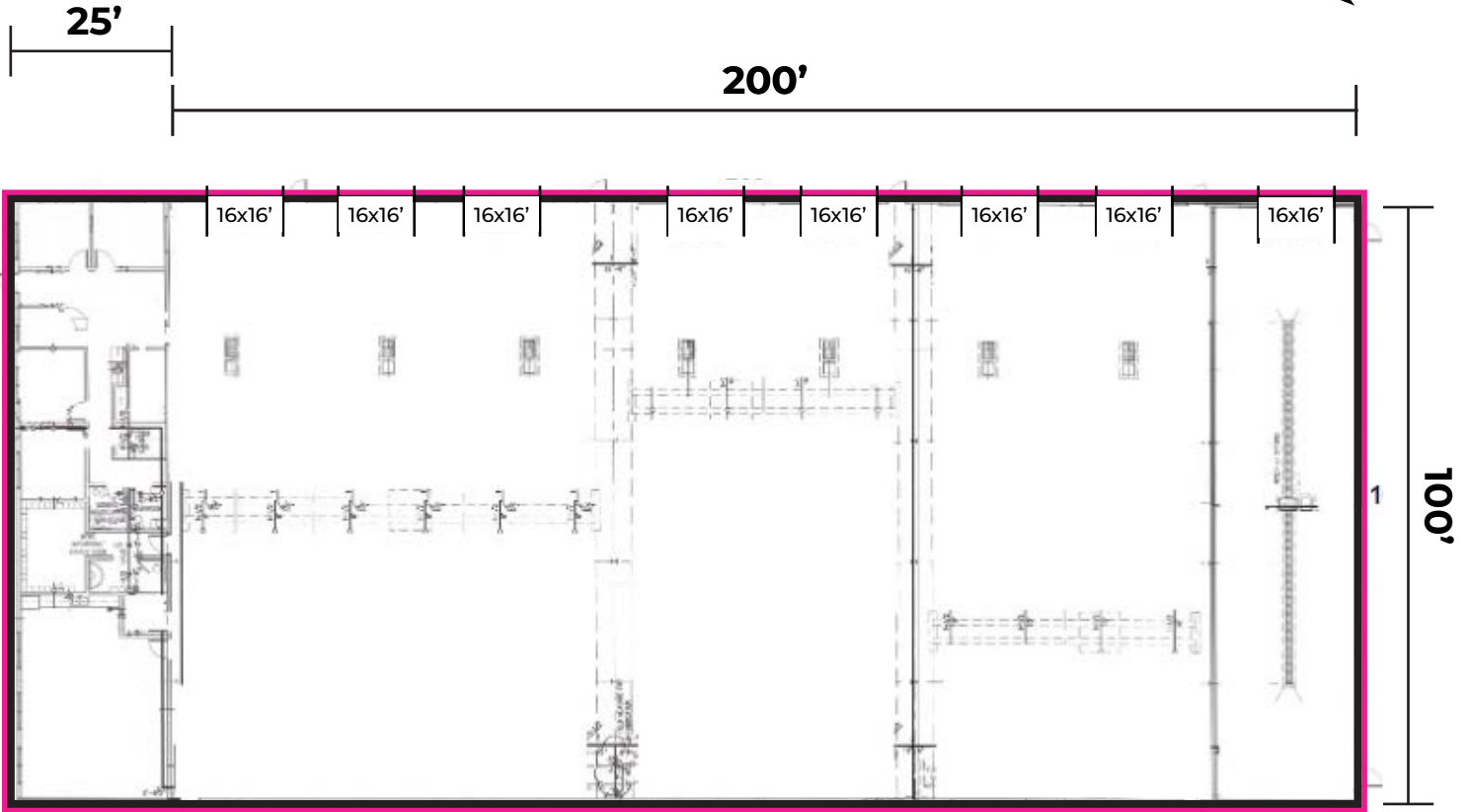
PROPERTY HIGHLIGHTS

- Wash Bay with sumps, floor drains and Hotsy
- Heavy Power
- Low Site Coverage & Paved parking
- 3 x 7.5 T Cranes offer full shop coverage
- 8 x 16' x 16' Grade loading doors
- 20 x Fume Extraction "Smoke Eaters"
- 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, gated & graveled
Heat:	Radiant
Makeup Air:	Yes - RTU + Smoke Eaters
Power:	600 - 347 v / 1,200 Amp / 3 Phase - TBC
Loading:	8 x 16' x 16' Grade Loading Doors
Crane:	3 x 7.5 Ton - Full Shop Coverage
Ceiling Height:	20' Clear
Wash Bay:	Yes
Hotsy:	Yes
Sump Floor Drains:	Yes Yes



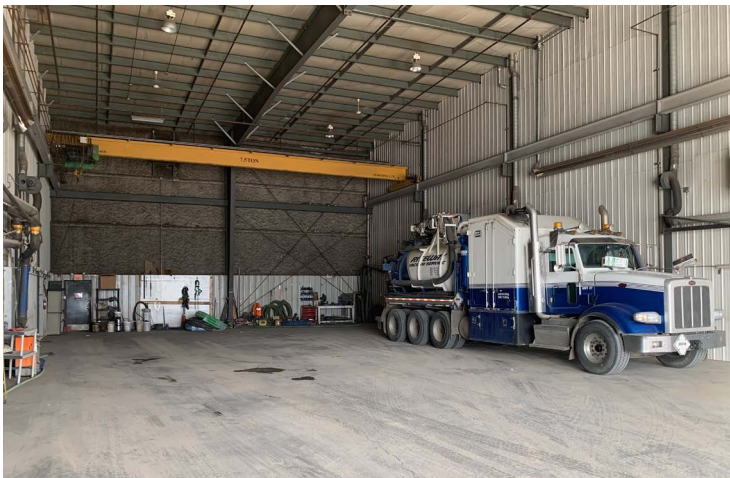
Property features:



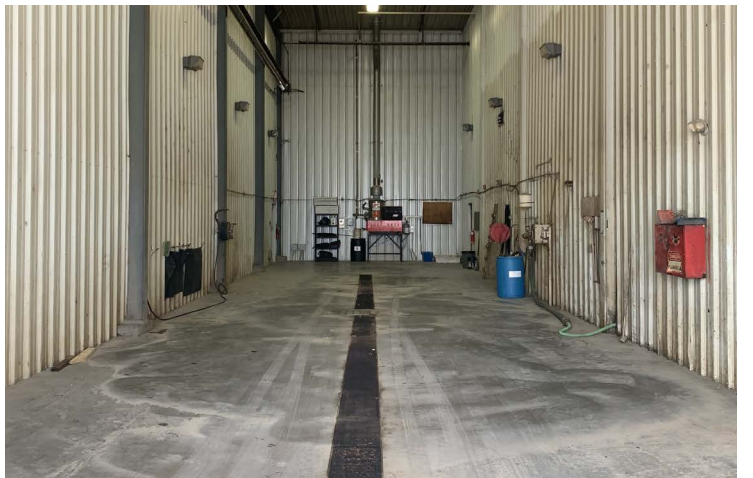
Paved Parking | Heavy Power



8 x 16' x 16' Grade Loading Doors



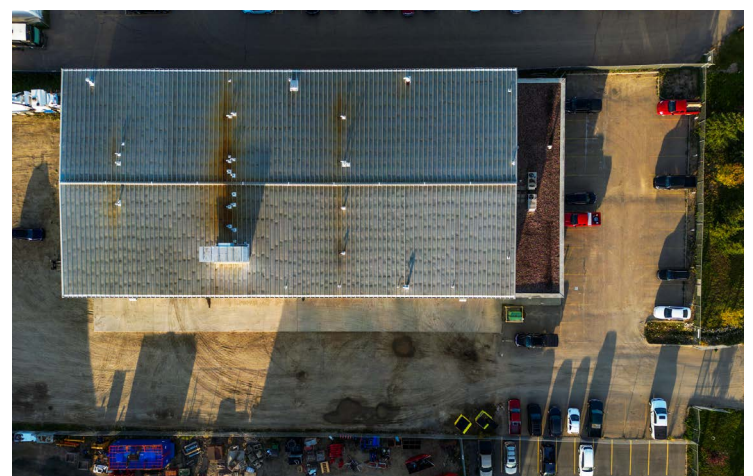
20 x Fume Extraction "Smoke Eaters"



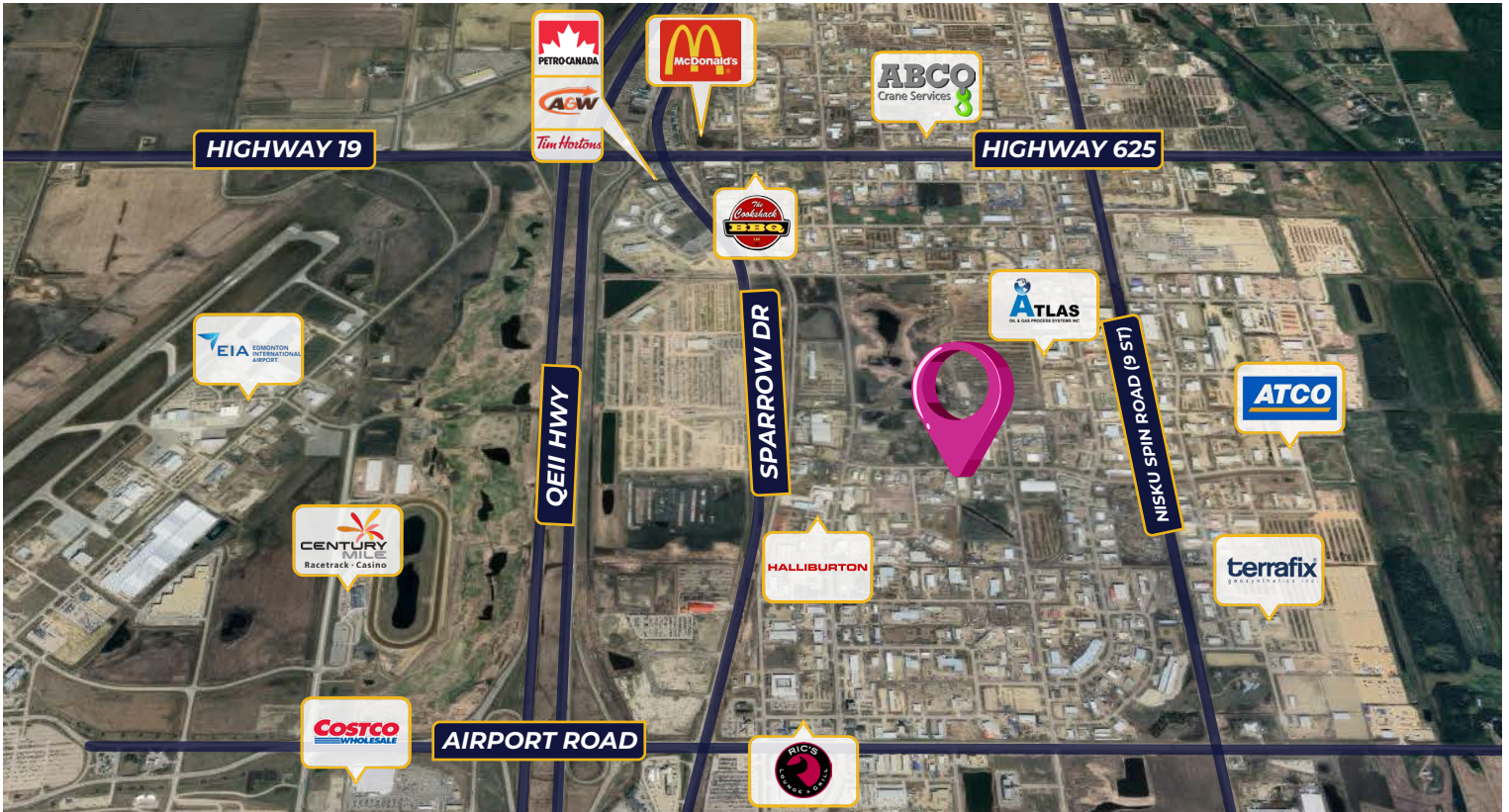
Wash Bay w/ Sumps, Floor Drains and Hotsy



3 x 7.5 T Cranes Full Shop Coverage



Low Site Coverage



ABOUT THE TENANT



- Environmental 360 Solutions Ltd. (E360S) provides environmental and waste management solutions to municipalities and commercial customers across Canada. With over 60 locations across the country E360S is one of the fastest growing environmental management companies in Canada and is dedicated to becoming North America's leading and most trusted environmental management company.

BlackRock.

- An American multinational investment company based in New York City, BlackRock is an asset manager and one of the world's leading providers of investment, advisory, and risk management solutions. Currently, BlackRock is the world's largest asset manager, with US \$9.42 trillion in assets under management as of June 30, 2023. With over 100 countries serviced, BlackRock is considered one of the global Big Three index fund managers.



NEIGHBORHOOD HIGHLIGHTS

- Excellent access to major highways including Highway 625, Queen Elizabeth II Highway, Airport Road, Sparrow Drive and Spine Road (9 Street)
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Beaumont and Edmonton



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