



**For Sale: 1802 11 Street, Nisku, AB**

# Highway 625 Campus Facility on 30.86 acres

Functional shop facilities with cranes, generous site size, quality office space, & Highway 625 exposure.

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Accelerating success.

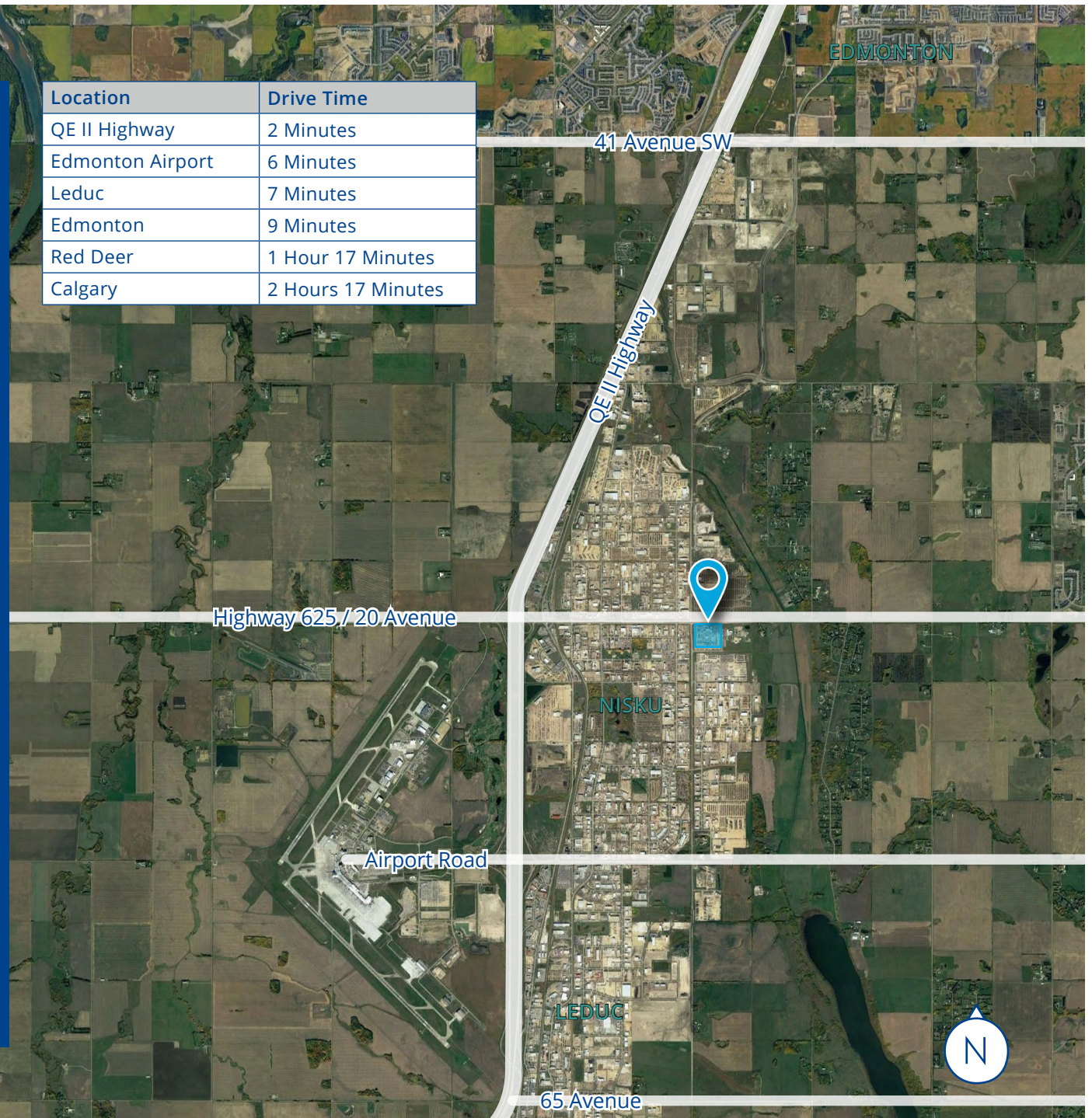


# Location Overview

Located in the Nisku Business Park, the Highway 625 Campus Facility provides an economic advantage;

- Strategically located within major air, rail & road networks
- Preferential tax treatment compared to City of Edmonton
- Excellent exposure along Highway 625
- Quick access to major arterial roads & is only a couple of minutes away from the Queen Elizabeth II Highway
- Excellent proximity to Edmonton International Airport

Location	Drive Time
QE II Highway	2 Minutes
Edmonton Airport	6 Minutes
Leduc	7 Minutes
Edmonton	9 Minutes
Red Deer	1 Hour 17 Minutes
Calgary	2 Hours 17 Minutes



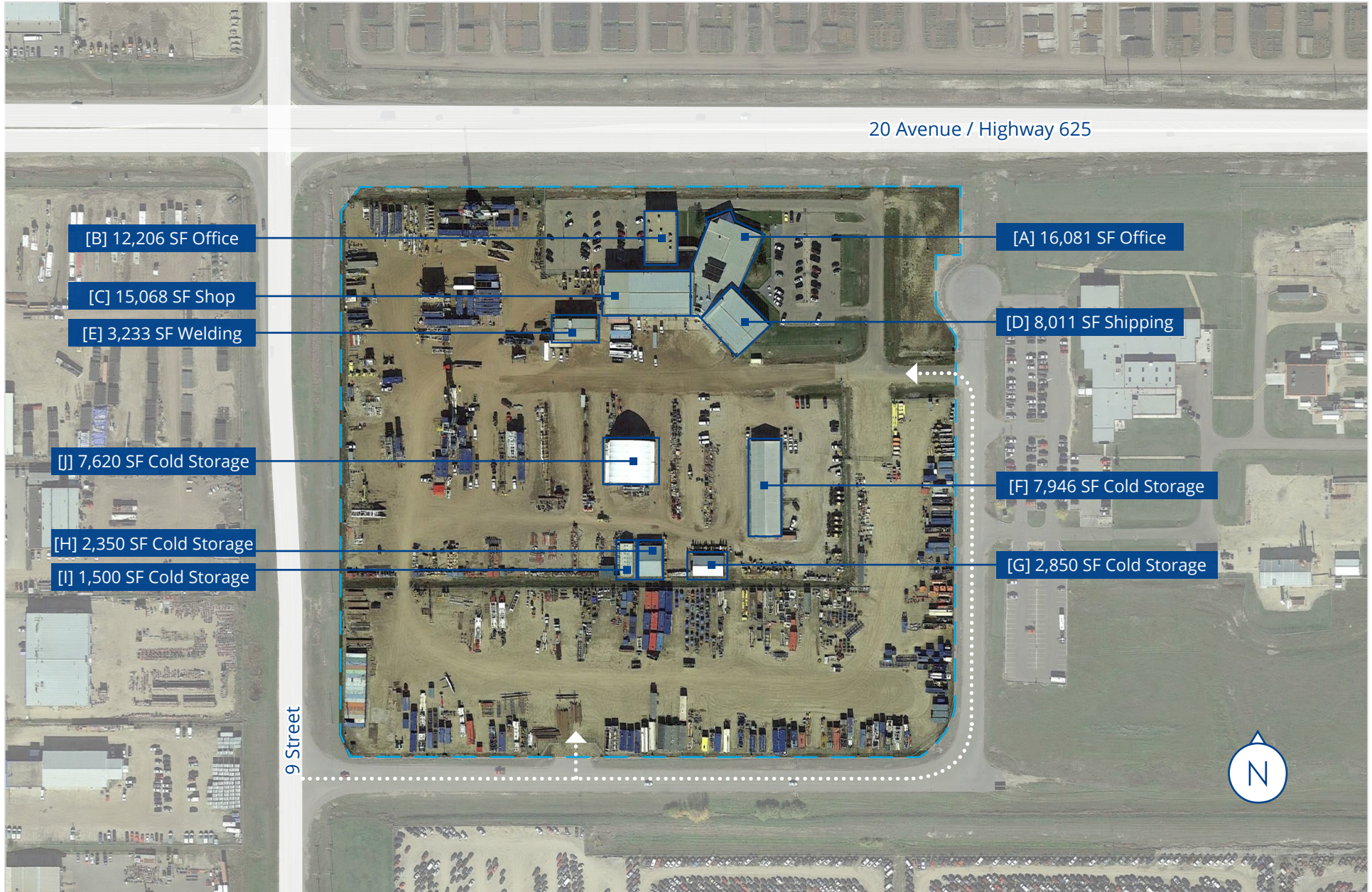


# Property Overview

<b>Civic Address</b>	1802 11 Street, Nisku, AB T9E 7Z6
<b>Legal Address</b>	Plan 8622163, Block A
<b>Available Area</b>	±54,599 SF
<b>Site Area</b>	30.86 acres (±4% site coverage)
<b>Zoning</b>	IND (Industrial)
<b>Year Built</b>	Varies from 1980 - 2004
<b>Ceiling Height</b>	22' receiving bay / 30' shop
<b>Loading</b>	Grade (up to 16' x 20')
<b>Yard</b>	Fully fenced, graveled with perimeter lighting
<b>Lighting</b>	LED fixtures (portion)
<b>Electrical Service</b>	TBD
<b>Cranes</b>	<ul style="list-style-type: none"><li>• (1) 10 ton &amp; (1) 15 ton</li><li>• 22' underhook height</li></ul>
<b>Parking</b>	±133 stalls, paved & portion energized
<b>Additional Features</b>	<ul style="list-style-type: none"><li>• Trench drains</li><li>• Radiant tube heaters</li><li>• (5) cold storage buildings</li><li>• Graveled yard</li></ul>
<b>Sale Price</b>	\$16.95 Million
<b>Property Taxes</b>	\$147,136.19 (2024)
<b>Available</b>	Immediately



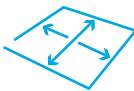




# Site Plan



Quick access to  
QE II Highway



±4% Site  
Coverage



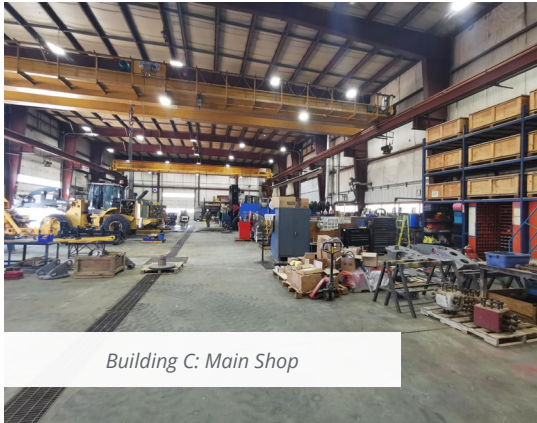
High  
Exposure Site

# Highlights

## MAIN BUILDINGS: TOTALING ±55,207 SF

Buildings	[A] Single Storey Office	[B] 2 Storey Office	[C] Main Shop	[D] Shipping/Receiving	[E] Welding/Machine Shop
Size	16,081 SF	12,206 SF	15,068 SF	8,011 SF	3,233 SF
Year Built	±1980	±2003/2004	±1980	±1980	±2003/2004
Ceiling Height	TBD	TBD	30' clear	22' clear	24'6" clear
Loading	N/A	N/A	(5) 16' x 16' grade & (2) 16' x 20' grade (drive thru)	(2) grade (12' x 10' & 14' x 14')	(4) grade (18' x 18' & 14' x 16')
Electrical Service	TBD	TBD	TBD	TBD	347/600 volt, 3 phase
Features	<ul style="list-style-type: none"> <li>Abundant natural light, atrium, skylights, mix of private offices &amp; bullpen areas, iconic reception area, locker rooms (M/F), employee patio area</li> </ul>	<ul style="list-style-type: none"> <li>Mix of private offices &amp; bullpen areas (main floor)</li> <li>Oversized training facility (second floor)</li> </ul>	<ul style="list-style-type: none"> <li>(1) 10 ton &amp; (1) 15 ton cranes (22' underhook height)</li> <li>Make up air system</li> <li>Radiant tube heating, compressed air, concrete apron at loading, trench drain, dual compartment sump</li> </ul>	<ul style="list-style-type: none"> <li>Small office area</li> </ul>	<ul style="list-style-type: none"> <li>Make up air system</li> <li>(1) 10 ton crane</li> <li>Trench drain, dual compartment sump</li> <li>Drive thru</li> <li>Storage mezzanine</li> </ul>
Site Improvements	Fully gated with chain link fence & 3 strand barb wire. Perimeter lighting. Asphalt, paved employee parking areas (portion energized). Highly improved graveled yard. 2 points of access/egress.				
Additional Buildings	<b>Totaling 22,266 SF</b> <ul style="list-style-type: none"> <li><b>[F] 7,946 SF Cold Storage</b> (concrete slab &amp; power)</li> <li><b>[G] 2,850 SF Cold Storage</b></li> <li><b>[H] 2,350 SF Cold Storage</b></li> <li><b>[I] 1,500 SF Cold Storage</b></li> <li><b>[J] 7,620 SF Cold Storage</b> (Rig matting &amp; power)</li> </ul>				





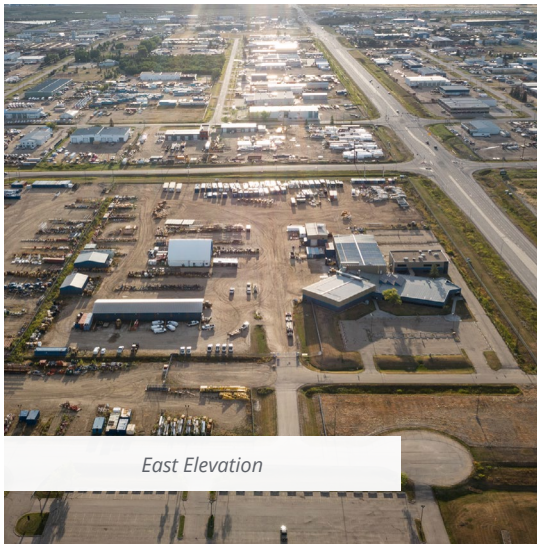
Building C: Main Shop



Building A: Meeting Room



Building D: Shipping/Receiving



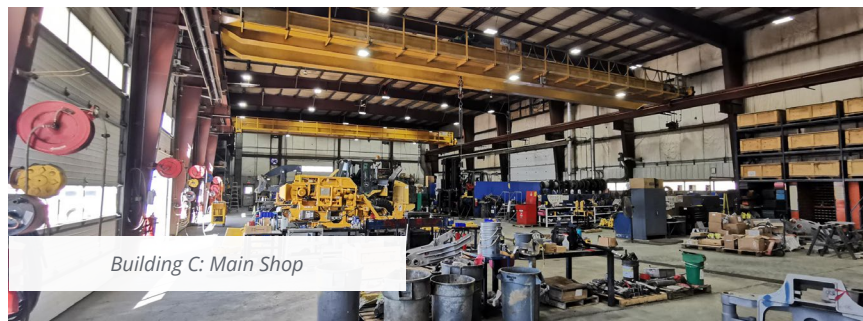
East Elevation



High Exposure Along Highway 625



Building A: Reception Area



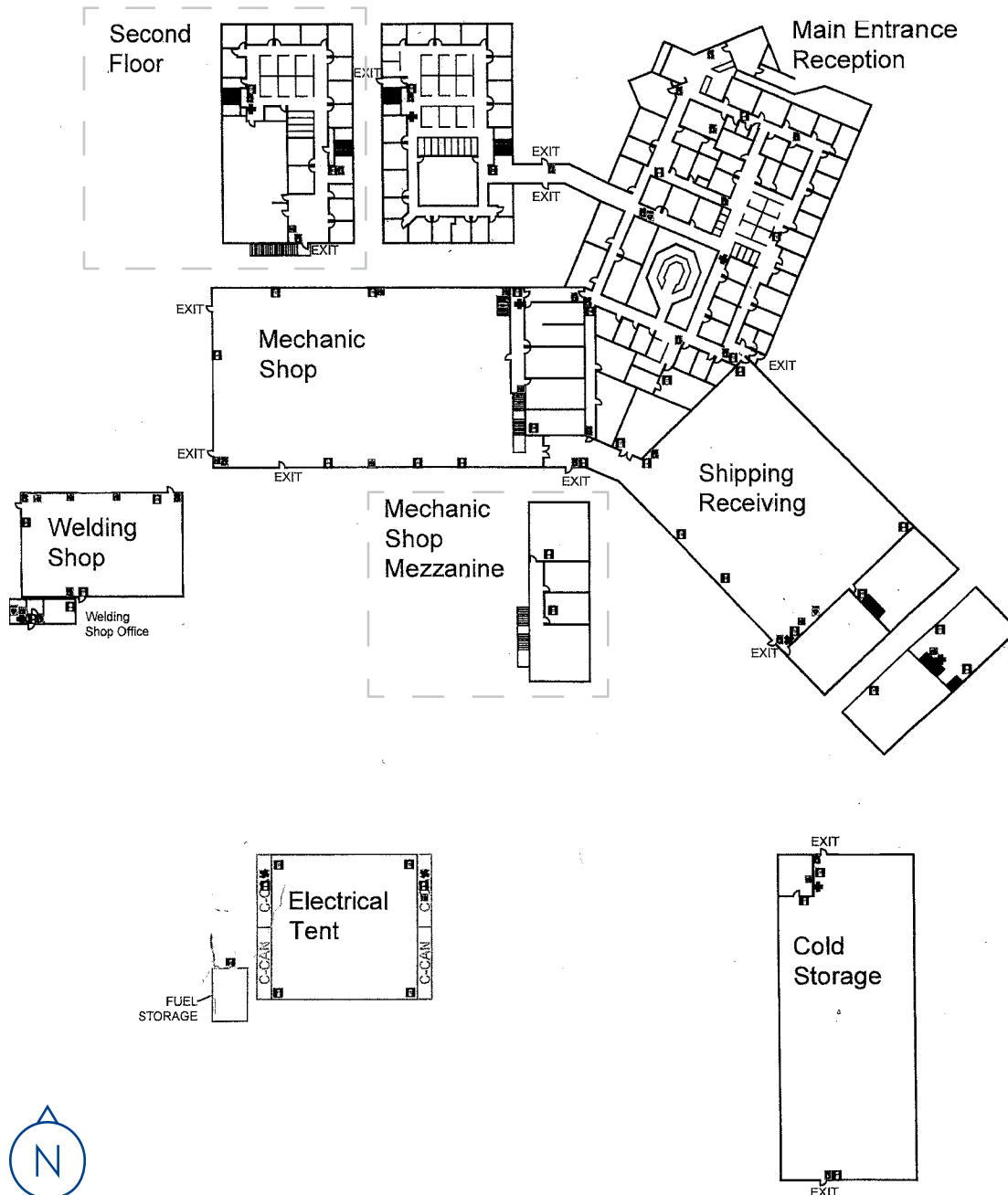
Building C: Main Shop



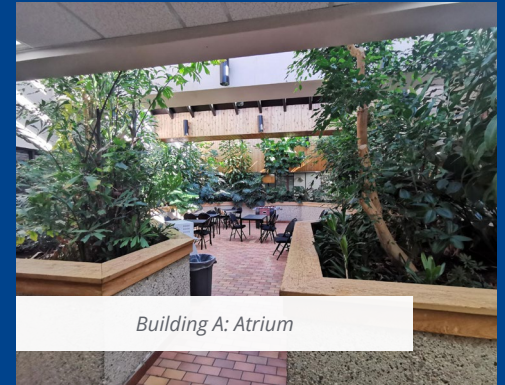
Building F: Cold Storage



# Floor Plan



Building C: Main Shop



Building A: Atrium

**\$16.95 M**  
Asking Price



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